

Maison Fréjus 120 m<sup>2</sup>

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PRIX DE VENTE : 699 000 €

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## DESCRIPTION

In one of the most sought-after areas of Fréjus, nestled in the heart of a quiet and leafy residential environment, this elegant detached property of approximately 120 sqm is set on a beautifully landscaped 750 sqm plot with a swimming pool, sheltered from view.

The house offers a harmonious and functional layout. From the moment you step inside, the generous living and dining areas impress with their natural light and welcoming atmosphere. The separate kitchen completes this reception space. A fully enclosed veranda with double glazing pleasantly extends the living areas, providing additional space that can be enjoyed all year round.

The ground floor also features a bedroom with its own private bathroom and toilet, ideal for hosting guests or ensuring optimal everyday comfort.

Upstairs, the sleeping area comprises two bedrooms with built-in storage, a shower room, and separate toilets, offering a layout perfectly suited to family living.

A motorized garage of approximately 35 sqm, along with a laundry room, completes the amenities of this property.

A discreet address, a privileged setting, and a highly desirable lifestyle environment, close to amenities and main transport routes.



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	120.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	5 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

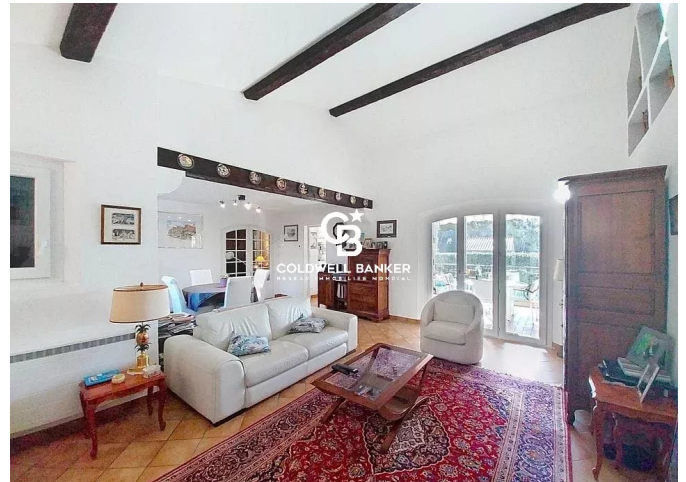
Diagnostic de performance énergétique (DPE) : C 130

Indice d'émission de gaz à effet de serre (GES) : A 4





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