

Maison Fréjus 144 m<sup>2</sup>

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PRIX DE VENTE : 695 000 €

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EMAIL : [ESTERELREALTY.FREJUS@COLDWELLBANKER.FR](mailto:ESTERELREALTY.FREJUS@COLDWELLBANKER.FR)



## DESCRIPTION

Just 10 minutes by car from Fréjus Plage, in a peaceful setting with no overlooking neighbors, this beautiful 145 m<sup>2</sup> villa, in perfect condition, will charm you with its generous volumes, brightness, and high-quality features.

On one level, it offers a stunning 61 m<sup>2</sup> light-filled living room with a cathedral ceiling providing exceptional volume, a fully equipped independent kitchen of 15 m<sup>2</sup>, as well as a utility room fitted out for laundry and storage. This level also includes one bedroom, a bathroom, and separate WC.

Upstairs, you will find two additional bedrooms, including a spacious 19 m<sup>2</sup> bedroom with access to a small balcony, a stylish shower room, and a second separate WC.

The property also benefits from a 46 m<sup>2</sup> basement including a garage and workshop area.

Outside, you can enjoy a beautifully landscaped garden, several terraces perfect for relaxation, and a lovely pool harmoniously integrated into its surroundings—a true haven of peace.

In summary, a turnkey home with refined features, complete amenities, and plenty of storage space.



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	144.75 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	3 bedrooms		

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 147

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





**COLDWELL BANKER**  
**EUROPA REALTY**



196 avenue de Port Fréjus  
France, 83600, Fréjus



TÉL : +33494174929  
[esterelrealty.frejus@coldwellbanker.fr](mailto:esterelrealty.frejus@coldwellbanker.fr)

