

Maison Fréjus 270 m<sup>2</sup>

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PRIX DE VENTE : 1 490 000 €

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## DESCRIPTION

In the heart of the lush vegetation and calm of Tour de Mare, discover this magnificent Provencal bastide of over 200m<sup>2</sup> on one level, in perfect condition, and its adjoining 70m<sup>2</sup> apartment, all on a plot of over 2650m<sup>2</sup>.

This villa comprises a vast living/dining room of over 85m<sup>2</sup> with its fireplace, a winter lounge, a fully equipped kitchen, a large laundry room, a large dressing room, a bedroom with its 16m<sup>2</sup> shower room, a second large bedroom, a bathroom and separate toilet, a 26m<sup>2</sup> garage. On the right-hand side of the villa, you'll find an apartment comprising a living room, fitted kitchen, separate wc and, upstairs, a mezzanine, shower room and bedroom.

Outside, you'll love the large terrace, superb pool and pool house, ideal for relaxing and swimming in an idyllic, unoverlooked setting.

Sunshine, peace and quiet and generous volumes are just some of the many assets of this exceptional villa. A small seaward escape completes this property ..

Translated with DeepL.com (free version)



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	270.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	4 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 151

Indice d'émission de gaz à effet de serre (GES) : C 12





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