

Maison Puget-sur-Argens 250 m<sup>2</sup>

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PRIX DE VENTE : 1 615 000 €

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## DESCRIPTION

This exceptional villa captivates with its brightness, tranquility, and privileged natural surroundings. A rare and peaceful retreat, perfect for nature lovers.

From the moment you enter, you will discover a spacious 67 m<sup>2</sup> living area filled with natural light, featuring a fireplace that subtly separates the TV lounge from the relaxation space.

A high-quality, fully equipped eat-in kitchen opens onto a pleasant covered terrace, ideal for enjoying convivial moments. All living areas open onto the terrace and south-facing garden.

Each space offers breathtaking views of the landscaped garden and the 12 x 5 meter swimming pool.

On this level, the villa also features a master suite — a bright and private space with a large walk-in dressing room, an en-suite bathroom, and separate toilet.

Near the entrance, there is a guest area with toilet, washbasin, and cloakroom.

Upstairs, accessed via an elegant and light-filled staircase, two additional bedrooms — one overlooking the pool, the other the garden — share a bathroom and separate toilet.

The terrace also provides access to a small office and an independent apartment comprising a living room, a bedroom, and a shower room, with its own private terrace — perfect for hosting family or guests.

A large 106 m<sup>2</sup> garage, accessible from the house, can accommodate several vehicles and is equipped with an electric charging station, as well as a technical room with a laundry area. There is also space to park more than three vehicles outside.

The fully enclosed and beautifully landscaped 4,851 m<sup>2</sup> plot is a true haven of peace. It features an automatic gate, a pétanque court, a garden shed, and direct access to the forest for long walks and bike rides.

This villa combines high-end features with excellent energy performance: underfloor heating, heat pump, reversible air conditioning, photovoltaic panels, fireplace, automatic irrigation system, fiber optic connection, alarm system, and surveillance cameras — ensuring optimal daily comfort.

The entire property is in impeccable condition and perfectly maintained.

A home that blends elegance, comfort, and nature in a prestigious and secure estate.

Prime location: just 10 minutes from shops, Saint-Raphaël and Fréjus, 20 minutes from the beaches of the French Riviera, 50 minutes from Nice Airport, and 30 minutes from Cannes.

Contact Laurence Golliot at +33 6 76 58 91 19.



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	250.0 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) : B 96

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.year 0





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