

Maison Fréjus 136 m²



SALE PRICE : 960 000 €

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DESCRIPTION

Recent Villa with Pool – 160 sqm of Living Space – Sea Glimpse

Located in Saint-Aygulf, just 1.7 km from the town center and 2 km from the beaches, this well-maintained villa offers an ideal living environment combining comfort, modernity, and Mediterranean lifestyle.

Only 25 minutes from Saint-Tropez, the property enjoys a  and privileged setting, with dual exposure (South-West / North-East) and a pleasant sea glimpse.

Spacious and Bright Living Areas

- Main living area: 136 sqm
- Total usable space (including extension): 160 sqm

You will love:

- A spacious 65 sqm living room, filled with natural light
- A ground-floor master suite with walk-in shower
- A 25 sqm extension (laundry room + office), easily convertible into an additional bedroom

Upstairs:

- 2 en-suite bedrooms, each with its own shower room
- One bedroom with sea view (North-East exposure)
- One bedroom with pool view (South-West exposure)

Outdoor Areas & Features

- Beautiful and welcoming terrace
- Chlorine-treated polyester swimming pool, fully renovated in 2025
- Pétanque court
- Easy-to-maintain garden

Comfort & Amenities

- Reversible air conditioning (installed in 2022)
- Wood-burning fireplace
- Electric roller shutters
- Fiber optic internet
- Electric gate
- Large motorized garage with workshop space and EV charging point
- House built over a crawl space
- Several parking spaces
- Land Area : 1040m²

Key Highlights

- Dual exposure
- Sea glimpse
- 3 en-suite bedrooms
- Convertible extension
- Close to beaches and town center
- Modern, turnkey condition
- No renovation needed

FEATURES

Property type:	Maison	Area:	136.0 m ²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 136

Greenhouse gas emissions (GHG) index: B 6



