

€ 778 000

**Buying house**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the land : 5000 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Nord ouest**

**Hot water : Electrique**

**Inner condition : good**

**Amenities :**

Pool, Alarm, Fireplace, Bedroom on ground floor, Double Glazing, Carport, Calm, Automatic gate, Air conditioning

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

4 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

**Fees and charges :**

778 000 € fees included

30/04/2025 - Prix T.T.C



### House La Garde-Freinet

Coldwell Banker Jager Immobilier offers you this charming semi-detached house nestled in absolute calm in the countryside of La Garde-Freinet. The house covers an area of 140 m<sup>2</sup>. On one level, it consists of an equipped kitchen opening onto the living room, 3 bedrooms, one of which is en suite with dressing room, access to the private terrace and a spacious bathroom with bath and walk-in shower. The other two bedrooms share a shower room. Possibility of making a 4th bedroom in the office space. A mezzanine, numerous storage spaces and a laundry room are at your disposal to optimize the comfort of the house. Its spacious 5,000 m<sup>2</sup> plot allows you to enjoy peace and privacy with the neighboring house. Many terraces surround the house offering the opportunity to enjoy the outdoor spaces and the swimming pool. The garden is planted with fruit trees. A carport and plenty of parking are provided. The absolute calm that reigns in this magnificent environment provides a feeling of escape, while remaining close to essential amenities. Ref. : 394V2624M - Mandat n°2425



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Code NAF 6831Z - QBE 110 000 €