

Charming villa of 200 m near the center of La Garde Freinet on a plot of 910 m .

EXCLUSIVE

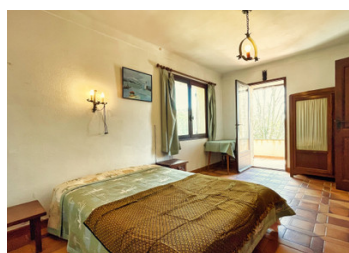


INFORMATION

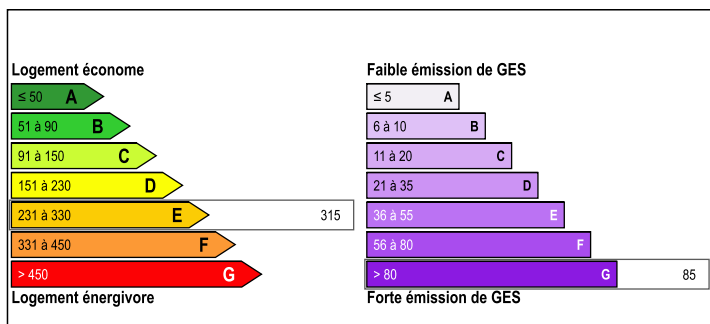
Town:	La Garde-Freinet
Department:	Var
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	916 m2

IN BRIEF

In the heart of the village, a well-built villa of 200m2, built in 1970, on a plot of 916m2, is for sale in La Garde-Freinet (83680). The house offers two independent levels, with 2 kitchens, 4 bedrooms, 2 spacious living rooms, a bathroom, 2 shower rooms, a garage and a workshop. The ground floor needs to be refreshed. Situated in a pre-marketed development of 20 serviced plots of land, this house is a perfect home for a family.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This beautiful south-facing house built in 1970 offers 200 m² of living space on 2 levels:

*On the first floor: With its 2 bedrooms (one with an adjoining shower room), its double living room, its kitchen, its bathroom, and its southern exposure, you will appreciate the beautiful volumes of this house and the beautiful sunny days.

* On garden level: a kitchen, living room, 2 bedrooms and 1 bathroom. Garage and workshop in dependents.

The type of hot water production and heating: oil and traditional fireplace. The type of waste water treatment: mains drainage.

Situated in a pre-marketed development of 20 serviced plots of land and in a quiet area, a few minutes from the village centre and easy access to the international airports of Marseille or Nice. La Garde Freinet is a beautiful, authentic Provençal village with a rich heritage, in the Gulf of Saint-Tropez. The village is surrounded by a magnificent and preserved nature which invites to walks and hikes with sublime views on the Maures to the Mediterranean coast.

To be discovered without delay! For more information, contact us!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1823 EUR

Taxe habitation: EUR

NOTES