

Lovely 4-bedroom villa, spacious, modern, close to main roads, with swimming pool, caretaker, quiet location.



INFORMATION

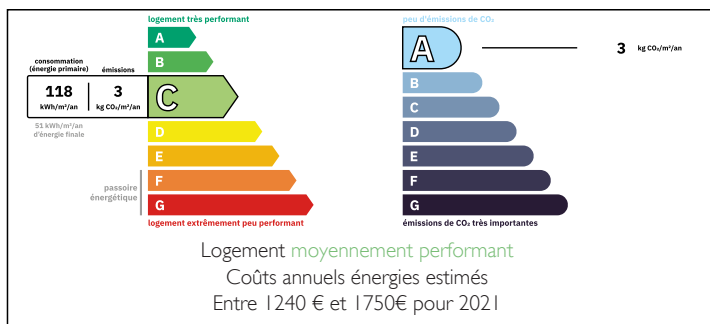
Town:	Fréjus
Department:	Var
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	690 m2

IN BRIEF

Charming 162 m² family villa or holiday home, with possible rental income, in the heart of the Capitou de l'Estérel, with uninterrupted views of the Esterel mountains and south-facing exposure, a real haven of peace, just 5 minutes from the motorway and shops, single-storey villa with a vast 58 m² living room, bathed in light thanks to its large modern bay windows and high ceilings-a modern, fully-equipped kitchen-4 spacious bedrooms, including a master suite with en suite bathroom and cupboard, plus an additional shower room with WC and a separate WC-a 25 m² studio apartment-a south-facing terrace-a heated swimming pool-reversible air conditioning-photovoltaic panels.

Don't miss this opportunity to acquire this charming villa, nestled in the prestigious secure estate with caretaker, swimming pool and tennis court of Le Capitou de l'Estérel.

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

Charming 162 m², 7-room family villa or second home, with possible rental income, in the heart of the Capitou de l'Estérel.

Don't miss this opportunity to acquire this charming villa, nestled in the prestigious, secure estate of Capitou de l'Estérel. With its uninterrupted views and south-facing position, this house is a haven of peace, just 5 minutes from the motorway and shops.

This single-storey villa offers 136 m² of living space and 25 m² studio apartment on 690 m² of landscaped grounds:

- a vast 58 m² living room, bathed in light thanks to its large modern picture windows and high ceilings, opening onto a sunny terrace,

- a modern, fully-equipped kitchen to satisfy all your culinary desires,

- 4 spacious bedrooms, including a master suite with en suite bathroom and cupboard, as well as an additional shower room with WC and a separate WC.

- An independent studio of 25 m² comprising a kitchen, a living room and a shower room, perfect for welcoming guests or as an office, workshop or perhaps for seasonal rental.

Outside, there is a south-facing terrace with electric blinds offering stunning views of the surrounding hills, as well as a heated, covered swimming pool for unforgettable moments of relaxation. The carefully landscaped garden is ideal for socialising with family and friends.

What's more, this villa is equipped with reversible air conditioning, roller shutters, double glazing and photovoltaic panels, enabling you to save €180/month on energy costs.

LOCAL TAXES

Taxe foncière: 3136 EUR

Taxe habitation: EUR

NOTES