

## Panoramic sea-view villa in Fréjus, Côte d'Azur



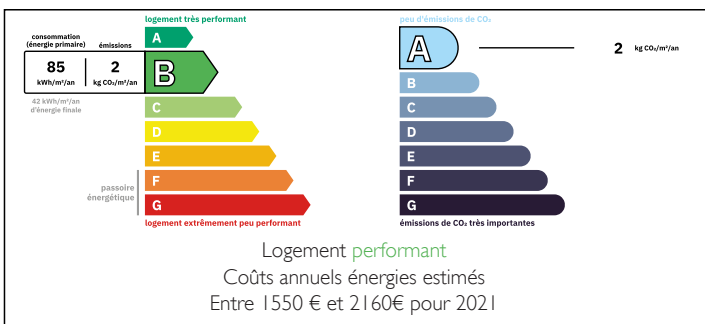
## INFORMATION

Town:	Fréjus
Department:	Var
Bed:	7
Bath:	4
Floor:	261 m <sup>2</sup>
Plot Size:	1 112 m <sup>2</sup>

## IN BRIEF

Spacious sea-view villa in Fréjus with bright open-plan living and a wrap-around terrace overlooking the Mediterranean and surrounding mountains. The main level offers a large living room with fireplace, kitchen with doors opening onto the terrace and swimming pool, 4 double bedrooms, and two shower rooms. The lower level is a self-contained 3-bedroom guest apartment with independent access, 2 bathrooms, a living room, laundry, and garage. Set on 1,110 m<sup>2</sup> of low-maintenance grounds with pool and terraces, the property includes air conditioning, solar panels, mains drainage, and is only a short 5-minute drive to local beaches.

## 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

Set in an elevated position overlooking the Mediterranean, this spacious villa in Fréjus offers sweeping sea and mountain views, sun-filled interiors, and exceptional flexibility for both family living and guest accommodation.

Upon entering the property, you are welcomed into a bright, open-plan living area with large sliding doors that open onto a wrap-around terrace—perfect for outdoor dining, entertaining, or simply admiring the captivating vistas. The equipped kitchen also opens directly onto the terrace and the swimming pool area, creating an easy indoor-outdoor flow.

The main level features 4 double bedrooms (one currently used as an office), along with a separate WC and two shower rooms. A staircase leads down to the lower level, which functions as a self-contained 3-bedroom guest apartment. This apartment can be accessed both internally and independently, providing excellent privacy for guests or extended family. This level includes a living room, storage room, bathroom, shower room, WC, laundry room, and internal access to the garage.

Set on 1,100 m<sup>2</sup> of low-maintenance landscaped grounds, the property offers multiple terraces and a swimming pool, all positioned to take full advantage of the spectacular sea views. Additional features include air conditioning, solar panels, mains drainage, and private parking.

Ideally located just a 5-minute drive from the sandy beaches of Fréjus, this villa combines comfort, convenience, and breathtaking scenery—an ideal home or holiday escape on the French Riviera.

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

## LOCAL TAXES

**Taxe foncière: 4121 EUR**

**Taxe habitation: EUR**

## NOTES