LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48425NEM83 Price: 830 000 EUR

agency fees to be paid by the seller

Splendid 4-bedroom family villa in Fréjus, French Riviera – Sun-filled, beautifully maintained and peaceful.

INFORMATION

Town:	Fréjus
Department:	Var
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	1550 m2

IN BRIEF

Peaceful 4-Bedroom Villa – Fréjus, French Riviera

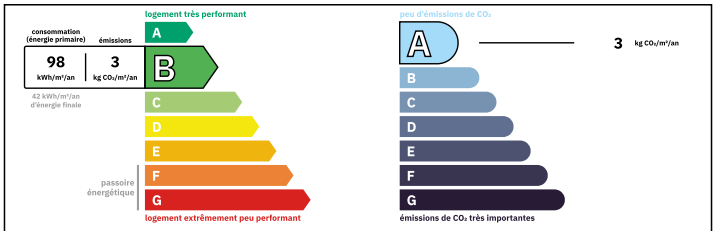
In a peaceful, sought-after residential neighbourhood of Fréjus, discover this elegant 195 m² villa set on landscaped grounds of 1,550 m².

Bright and spacious, it offers a generous living room with a fully equipped open-plan kitchen, opening onto a lovely terrace and the garden. A ground-floor principal suite and three upstairs bedrooms, two of them with access to a terrace, provide comfort and privacy.

Quality features include excellent insulation, energy efficiency, a roof and façades in perfect condition, a fitted basement totalling 120 m², including a laundry room and a double garage. There is also scope to install a swimming pool.

A convenient location: a bakery within walking

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1864 € et 2522€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**3650 EUR**

NOTES

DESCRIPTION

Peaceful 4-Bedroom Family Villa – Fréjus, French Riviera

Set in a sought-after, peaceful residential area of Fréjus, this elegant villa offers approximately 195 m² of living space on landscaped grounds of around 1,550 m². An ideal property for those seeking tranquillity and space while remaining close to the sea and everyday amenities.

Arranged over two floors, the house features generous, light-filled interiors. The spacious living room and fitted open-plan kitchen flow naturally onto a large terrace and the garden, creating an inviting setting for indoor-outdoor living.

On the ground floor, a principal bedroom suite provides comfortable single-level living. Upstairs, three bright bedrooms, two of them with access to a terrace, are complemented by a shower room and a separate WC.

The villa also benefits from quality materials and finishes, a double garage, a fully fitted basement, a laundry room, good insulation and excellent energy performance. The roof and façades are in excellent condition. The grounds also offer scope to install a swimming pool.

Peaceful Yet Well Connected

The location is one of the property's key attractions: a bakery is within walking distance, while schools, doctors, shops and everyday services are just a few minutes away by car.

The beautiful beaches of the Var coast are approximately 10 minutes away, making it easy to enjoy the Mediterranean while living away from the bustle of the main tourist areas.

Quick access to the A8 motorway also makes travelling across the French Riviera convenient, with