

# PRESTIGE

BY LOMBARD IMMOBILIER

€ 995 000

For sale house

6 rooms

Surface : 153 m²

Surface of the living : 35 m²

Exposition : Sud

View : Canal port

Hot water : Electrique

Inner condition : good

Features :

jacuzzi spa, Bedroom on ground floor, double glazing, air conditioning, Automatic gate, calm

5 bedroom

3 terraces

1 bathroom

4 showers

4 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

04/05/2025 - Prix T.T.C

**VENDU PAR  
PRESTIGE**

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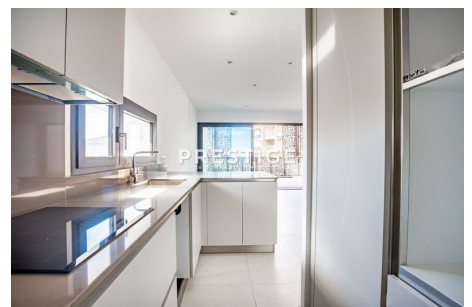
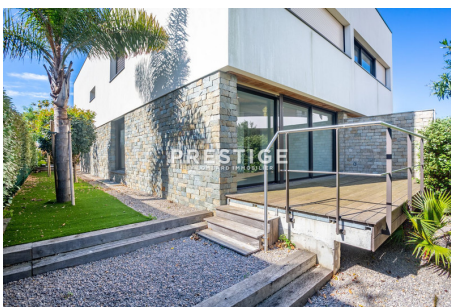


## House 1035 Fréjus

6-room villa of 153 m2 with a magnificent outdoor terrace of 65 m<sup>2</sup> facing south with a view of the canal. It is composed, on the ground floor, of an entrance with storage cupboard, two bedrooms with shower rooms, and a first master suite with its closet space as well as its shower room, opening onto a terrace of 14 m2 and the garden. Upstairs, a bright living room/living room with a semi-equipped open kitchen opening onto a beautiful 18 m2 south-facing terrace. Then we have a fourth bedroom and its bathroom, and finally the second master suite, with its closet space, as well as its bathroom. You will enjoy, on the second and last floor, a magnificent solarium terrace of 65 m2, decorated with a relaxation area with its jacuzzi. Two private parking spaces complete this property, as well as a storage shelter. Information on the risks to which this property is exposed is available on the Georisques website <http://www.georisques.gouv.fr>

Fees and charges :

995 000 € fees included



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