

PRESTIGE

BY LOMBARD IMMOBILIER

Price on request

For sale house

8 rooms

Surface : 255 m²

Surface of the living : 73 m²

Surface of the land : 1118 m²

Year of construction : 1966

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, système d'alarme, Mini golf, visiophone, Bedroom on ground floor, double glazing, Panneaux photovoltaïques, air conditioning, armored door, calm

6 bedroom

5 terraces

4 showers

3 WC

2 garage

4 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

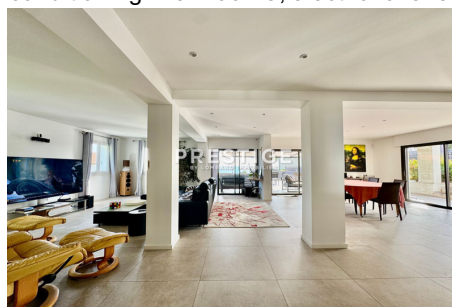
Document non contractuel

20/11/2025 - Prix T.T.C



House 1136 Saint-Aygulf

Located just 100 m from the sea, this beautifully equipped villa offers stunning sea views and an ideal southeast exposure. From the moment you enter, the tone is set with a vaulted entrance hall leading to a spacious living/dining area that opens onto the terrace and the pool. The large, fully equipped kitchen with an adjoining pantry will appeal to those who love both comfort and practicality. Guest toilet. On the same level, an independent studio with a shower room and WC. Garden level: - Large independent studio with equipped kitchen, walk-in shower, and separate toilet, opening onto a private terrace; - Double garage + carport; - Large storage cellar beneath the terrace. First floor: - Attic bedroom; - Separate toilet with hand basin; - Two bedrooms with terrace access; - Large bedroom with terrace; - Shower room with walk-in shower and double sink. - Master suite with private shower room (walk-in shower) and direct access to a large terrace with sea views. - Dressing room or office. Outdoors: - Saltwater automated pool, surrounded by spacious terraces; - Large putting green for golf enthusiasts; - Well-maintained landscaped areas and relaxation corner. High-end features: Reversible air conditioning in all rooms, electric roller shutters, double glazing, premium alarm



Prestige by Lombard Immobilier - 14 impasse Paul Fort - 83600 Fréjus

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SIRET FR15527944714 - Garantie financière : QBE d'un montant de 110000 € - Document non contractuel - *prix F.A.I.