

## BEAUTIFUL VILLA IN LE VAR

### For sale France

### 3 500 000 €

Product type	House	Num rooms	5+
Living area	350 m <sup>2</sup>	Num bedrooms	+5
Land area	5 900 m <sup>2</sup>	Num parking	5
		City	Frejus
		Country	France

Property located in the heart of a natural park in the Var, 25 minutes from Cannes, 45 minutes from St Tropez; 40 minutes from Nice airport, access to the Fréjus motorway 5 minutes away.

Private estate on the edge of a Natura 2000 classified area.

This is a south/west facing property on which there is a villa of 350m<sup>2</sup>, plus a basement of about 150m<sup>2</sup> on a plot of 5900m<sup>2</sup> with a swimming pool + pool house and a tennis court.

At the back of the property a guest parking area that can accommodate 6 vehicles, a petanque court, a vegetable garden.

Access to this fully paved granite property is via an automatic gate.

An outdoor and indoor video system secures the whole.

For the main part on the ground floor, an entrance hall opening onto a living room of 100m<sup>2</sup> composed of a living room / dining room / TV room with fireplace, the whole opening onto a terrace with direct access to the swimming pool.

An equipped kitchen, a laundry area all with direct access to a single-storey garage.

On the east wing, we have three suites, two of which open onto a terrace.

Upstairs two suites with dressing room, an open office and a loggia.

Each suite includes a powder room.

In the basement on 150m<sup>2</sup>:

- two rooms converted into a gym and cinema lounge

- A technical room in which the oil-fired boiler and a water softener are located.
- A garage that can accommodate 5 vehicles and a cellar in part of the crawl space.
- A room with its own shower room.

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All the floors and bathrooms of the house are marble and the frames of the openings are stone.

This villa is equipped with a septic tank.



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