

AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

www.agenceducoin83.com

€ 1 560 000

Buying house

6 rooms

Surface : 280 m²

Surface of the living : 100 m²

Surface of the land : 1348 m²

Year of construction : 2018

Exposition : Sud est

View : Aperçu mer

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : Toit terrasse

Amenities :

pool, pool house, double glazing,
Laundry room, Automatic gate, calm

4 bedroom

3 terraces

1 bathroom

3 showers

1 garage

10 parkings

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : A

Fees and charges :

Annual current expenses 400 €

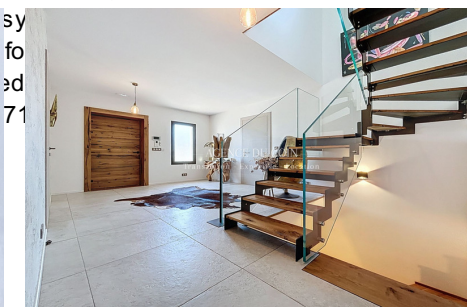
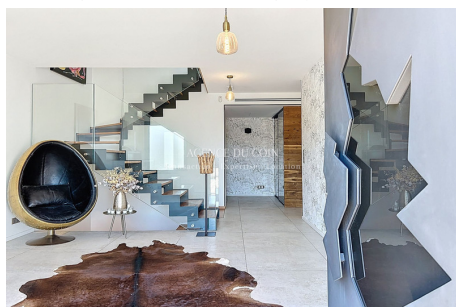
Well condominium

1 560 000 € fees included



House Saint-Aygulf

FOR SALE – Exceptional House in Saint-Aygulf with Sea View. Nestled in the peaceful heights of Saint-Aygulf, in the heart of a cul-de-sac guaranteeing peace and privacy, discover this sumptuous contemporary villa built in 2018 with high-end materials and rare attention to detail. This luxury property, built in 2018 and facing south-east, offers breathtaking sea views from each of its main rooms. With a generous living area of 265 m² (Carrez law) and 280 m² (habitable space), it extends over three levels served by a lift that meets PMR standards. GROUND FLOOR: • Entrance with fully paved parking. • 195 m² insulated garage that can accommodate more than 5 vehicles, including: • Cold room and professional wine cellar, • Technical room. • Fully equipped cellar/laundry room with ironing area, WC and sink. Elevator 1ST FLOOR: • Elegant main entrance accessible by the PMR-compliant elevator and also from the outside, with a personalized door. • Large hall with 28 m² dressing room. • 4 suites, including 3 facing south-east with sea view. • The master suite has a superb dressing room and access to a private terrace currently being fitted out with a jacuzzi facing the sea. 2ND FLOOR: • 100 m² living room bathed in light, fully opening onto terraces with breathtaking sea views. • Contemporary kitchen with direct access to a large terrace equipped with a summer kitchen and a bowling green. TECHNICAL SERVICES: • Underfloor heating. • Air conditioning by heat pump. • Thermodynamic water heater. • Infinity



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Tél: 04 94 82 94 16 - contact@agenceducoin83.com

RCS Fréjus 798 023 875 SIRET 798 02387500015

Document non contractuel - Barème de prix disponible sur notre site internet