



Stunning 4 Bedroom Villa For Sale In La Garde Freinet France



Информация об агенте

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Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,148,075.99

Местоположение

Страна:	Франция
Адрес:	Chemin du Curnier
Почтовый индекс:	83680
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255 Chemin du Curnier, La Garde Freinet 83680, France

Exquisite Provencal Retreat: An Epitome of Elegant Living with Panoramic Views

Nestled in the heart of one of Provence's most authentic and picturesque villages, this elegantly renovated villa in La Garde-Freinet, France, represents a truly exceptional opportunity to acquire a turnkey luxury residence. Far more than just a home, this property is a private, serene retreat that masterfully blends authentic Provencal character with contemporary comfort and sophistication, all while commanding breathtaking, panoramic views of the charming village and the surrounding, stunning natural environment of the Gulf of Saint-Tropez.

This exclusive offering is defined by its meticulous renovation, its expansive and thoughtfully designed grounds, and its unrivalled location that guarantees both tranquillity and convenience. With a modest



surface area of on a generous plot of , the villa maximizes space and light, creating an environment perfect for year-round living, luxurious holidays, or a lucrative rental investment in one of the French Riviera's most sought-after regions.

A Sanctuary of Style and Seclusion

The moment one passes through the private electric gate, the tone is set for a secluded and highly desirable lifestyle. The fully fenced and secure estate ensures absolute privacy and peace of mind, allowing residents to fully immerse themselves in the quiet luxury of their surroundings. This initial sense of security and exclusivity is paramount to the villa's appeal.

The architecture itself is a harmonious reflection of its Provencal setting, with a facade that speaks of timeless charm and a recent full renovation in 2022 that delivers on every modern expectation. This is a property where every detail has been considered, merging the rustic authenticity of stone and wood with the sleekness of modern design.

The Heart of the Home: Main Residence and Modern Comfort

The main residence is the very core of this serene retreat, designed for bright, comfortable, and convivial living. It features an open, flowing layout where natural light pours in through well-placed windows, framing the mesmerizing landscape outside.

The bright living room forms the central hub, a welcoming space anchored by a feature wood-burning stove. This element not only adds a comforting, rustic aesthetic but ensures a warm and inviting atmosphere throughout the cooler months, making the villa an enjoyable haven throughout the year. This focus on all-season usability is a significant advantage in the holiday-centric Gulf of Saint-Tropez region.

Adjacent to the living area is the open, fully equipped kitchen, finished to a high specification. The design is contemporary and highly functional, allowing for effortless entertaining and daily life. The open-plan design ensures that whether one is cooking or relaxing, the incredible views and the warm atmosphere of the wood stove remain part of the experience.

The main villa offers three stylish bedrooms and two modern shower rooms. The bedrooms are well-proportioned and designed with comfort in mind, offering quiet spaces for rest. The two modern shower rooms are finished with contemporary fittings and tiling, maintaining the elegant, clean aesthetic established throughout the recent renovation.

The Independent Studio: Privacy for Guests

Adding crucial versatility and luxury to the offering is the independent studio. This entirely separate structure is a massive asset, offering a fourth bedroom complete with its own en-suite shower room.

This separate space is invaluable for a variety of owners:

- * Guest Comfort: It ensures privacy and comfort for visiting friends or family, allowing them a true



retreat without disturbing the life of the main house.

* **Rental Potential:** For owners looking to tap into the lucrative rental market, an independent studio adds significant appeal and flexibility, allowing the property to cater to larger groups or offer separate quarters for staff.

* **Home Office/Creative Space:** It provides a perfect, quiet separation for a dedicated home office, gym, or creative studio, away from the daily activity of the main villa.

In total, the property boasts 4 bedrooms and 3 full bathrooms/shower rooms, making it an ideal size for a family home or a premium holiday rental.

The Expansive Grounds: Designed for Provencal Pleasure

The substantial plot of land is an integral part of the property's appeal, offering not just space, but a curated selection of amenities that celebrate the Provencal outdoor lifestyle. The grounds are secure, fully fenced, and have been thoughtfully designed for pleasure and relaxation.

At the centrepiece of the outdoor space is the sparkling saltwater pool. Saltwater pools are highly sought after for their softer feel and lower maintenance, providing a truly luxurious and sustainable spot for cooling off during the long, hot summer months. The pool area provides a perfect vantage point from which to soak in the breathtaking views that stretch out across the village of La Garde-Freinet.

The estate includes several authentic and charming features:

* **Petanque Court:** A quintessential element of French leisure, the dedicated petanque court offers a fun, social activity for owners and guests, reinforcing the property's authentic Art de vivre charm.

* **Trampoline:** Catering to younger family members or those who appreciate outdoor fitness, this modern amenity adds practical value.

* **Authentic Stone Cabin:** This delightful feature provides a charming and rustic storage space or potential mini-retreat, offering a touch of the region's rich history.

* **Parking and Access:** Practicality is not overlooked. The property offers ample parking space with four covered spots, a significant convenience in a region where parking can often be a challenge. The easy access via the electric gate further contributes to the daily convenience.

The Power of Location: Tranquillity Meets the Riviera Buzz

The villa's setting in La Garde-Freinet is a crucial component of its rarity and value. La Garde-Freinet is esteemed for its preserved authenticity, standing in beautiful contrast to the overt glamour of the nearby coast.

1. Village Lifestyle and Convenience

Crucially, the property is ideally located within walking distance of the village. This convenience allows residents to easily access local bakeries, markets, cafes, and restaurants, immersing themselves in the local community life without relying on a car. This 'walk-to-village' factor is highly desirable for both residents and holidaymakers seeking an easy, connected lifestyle.



2. Proximity to the Gulf of Saint-Tropez

Despite its peaceful, elevated position, the villa is only 20 minutes from the golden beaches of the Gulf of Saint-Tropez. This means the world-famous resorts, luxury boutiques, marinas, and vibrant nightlife of Saint-Tropez, Grimaud, and Ramatuelle are within easy reach. The property offers the perfect balance: a tranquil, authentic Provencal base from which to enjoy the excitement of the French Riviera.

This strategic positioning means the villa appeals to the widest possible range of high-net-worth buyers: those seeking a peaceful, permanent residence; those desiring a luxurious holiday escape; and investors targeting premium short-term rental returns. The demand for properties in this specific location, offering both seclusion and accessibility, guarantees its status as a rare property with robust long-term value.

An Investment in Provencal Authenticity

The successful acquisition of this villa is more than a property transaction; it is an investment in a highly sought-after lifestyle and a tangible piece of authentic Provencal character. The recent full renovation ensures that the new owner benefits from modern infrastructure, energy efficiency, and contemporary style, eliminating the need for immediate work and allowing for seamless enjoyment from day one.

The combination of the following makes this a truly exceptional property:

- * Full Renovation (2022): Guarantees modern functionality and low immediate maintenance.
- * Saltwater Pool: Adds a key luxury and lifestyle amenity.
- * Independent Studio: Provides essential flexibility and guest privacy.
- * Expansive, Usable Land: Offers outdoor enjoyment, security, and multiple recreational spaces.
- * Panoramic Village Views: Provides a constant, picturesque backdrop.
- * Prime Location: Unbeatable blend of village accessibility and proximity to the Saint-Tropez coast.

This charming home is a rare find in a market where fully renovated, view-commanding properties with large, usable plots are highly coveted. It stands ready to offer an immediate and luxurious taste of the quintessential French life.

ABOUT THE AREA

La Garde-Freinet is not merely a village; it is an enduring symbol of authentic Provence, a beautiful contrast to the dazzling coastal glamour of the nearby Riviera. Perched high on a ridge in the forested Massif des Maures, the village is a maze of steep, cobbled streets, ancient stone houses with terracotta roofs, and charming squares where the only sound is often the gentle trickle of a spring-fed fountain. Its history is palpable, rooted in the medieval era and the strategic importance of the old Fort Freinet, whose ruins on the hilltop still command a breathtaking panorama over the surrounding landscape and the blue expanse of the Mediterranean. This authentic vibe, enhanced by the strong local artisan culture and the twice-weekly Provencal market, has earned it the esteemed 'village of character' label and long attracted artists and those seeking a quiet, sophisticated escape.



A Community Built on History and Natural Beauty

The village's elevated position, at an altitude of approximately 400 meters, affords a unique perspective, balancing seclusion with connectivity. For centuries, La Garde-Freinet was a hub of the cork and chestnut industries, and this heritage remains visible in the surrounding oak and chestnut forests, offering a stunning natural environment ideal for hiking, cycling, and exploring the unspoiled wilderness of the Maures. The community prides itself on preserving this rich heritage, fostering an atmosphere where the simple pleasures of Provençal life—such as a game of petanque at sunset or enjoying a glass of local rose—are paramount. This blend of historic character, vibrant community life, and access to a vast natural playground makes it uniquely desirable to those who seek peace without sacrificing proximity to luxury.

Strategic Location: Bridging the Quiet Hills and the Glamorous Coast

The strategic appeal of La Garde-Freinet lies in its perfect geographical positioning. It offers the best of both worlds: the profound tranquility of a mountain village and incredibly easy access to the world-famous coast. A short, scenic 20-minute drive transports residents to the golden beaches, marinas, and chic lifestyle of the Gulf of Saint-Tropez, including the towns of Grimaud, Ramatuelle, and Saint-Tropez itself. This proximity to international luxury, combined with the village's lower-key, timeless atmosphere, ensures properties here are highly valued. Owners can enjoy a private, discreet retreat while having global-class amenities, dining, and yachting immediately accessible.

Connectivity via Key International Airports

For international buyers, the village's accessibility is paramount, and it is well-served by several key airports. The nearest and most convenient commercial airport is Toulon-Hyeres Airport, located approximately 20 km away, offering a quick and easy transfer. For broader international flight connections, Nice Côte d'Azur International Airport is the largest regional hub, situated roughly 100 km to the northeast, providing direct links to major cities across Europe, North America, and beyond. Additionally, the Marseille Provence Airport offers another major gateway, positioned about 130 km to the west. This choice of well-connected airports ensures that the serene retreat in La Garde-Freinet remains effortlessly accessible for owners travelling from anywhere in the world.

MAIN FEATURES:

- * 120m² of living space
- * 3713m² plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France



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- * Many excellent sports facilities, walking and cycling areas nearby
 - * Rental Potential through Airbnb and Booking.com
 - * Already a successful short term vacation rental property.

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Tenanted: да

Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	120 кв м
Площадь участка:	3713 кв м

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://www.youtube.com/embed/7zPVoaw6rAE>

Contact information

IMLIX ID: IX7.684.434

