



✉ info@provensal.net

☎ 04 94 96 00 18

1 085 000 €

**Buying house**

**4 rooms**

**Surface : 94 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 644 m<sup>2</sup>**

**Year of construction : 1988**

**Exposition : Sud sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
Automatic Watering, calm

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases  
(ges) : B**

Document non contractuel

16/09/2024 - Prix T.T.C



**House Ref. : 300V4687M Grimaud**

\*\*\*\* SOLD BY OUR AGENCY JULY 2024\*\*\*\* PROVENSAL AGENCY EXCLUSIVE VIRTUAL VISIT ON REQUEST. Pretty villa with swimming pool for sale between Sainte-Maxime and Grimaud in a beautiful closed, secure and guarded domain with 8X4 swimming pool and private beach, close to the 18-hole Beauvallon golf course. This charming single-storey house built on a plot of 644 m<sup>2</sup> has a living area of approximately 95. It consists of: an entrance, a living room opening onto a terrace facing the swimming pool, a kitchen American fitted out also opening onto a terrace, 3 bedrooms with cupboards, 2 shower rooms with toilet, and a guest toilet. It is completed by a 15 m<sup>2</sup> garage. Possible access to the estate's private swimming pool which also has a children's pool. Privileged access to the estate's private beach with 2 mattresses reserved on the beach facing the village of Saint-Tropez. Access from the estate to the beach is completely secured by an underground pedestrian passage. To discover as soon as possible! Information on the risks to which this property is exposed is available on [georisks.gouv.fr](http://georisks.gouv.fr) \*\*\*\* SOLD BY OUR AGENCY JULY 2024\*\*\*\*

Fees and charges :



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime  
Tél: +33 (0)4 94 96 00 18 - info@provensal.net - [www.provensal.net](http://www.provensal.net)

Carte professionnelle n°8304 2016 000 014 928 CCI du Var- RCS 487 681 140

SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel