



✉ info@provensal.net

☎ 04 94 96 00 18

2 100 000 €

**Buying house**

**5 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the land : 3000 m<sup>2</sup>**

**Exposition : Plein sud**

**View : Mer**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground floor, double glazing, calm

4 bedroom

1 shower

2 garages

**Energy class (dpe) : F**

**Emission of greenhouse gases**

**(ges) : C**

Document non contractuel

14/03/2025 - Prix T.T.C



**House Ref. : 300V4772M Grimaud**

Property for sale close to the beach with sea view over the Gulf of Saint-Tropez between Sainte-Maxime and Grimaud. Superb location for this property for sale, ideally located between Sainte-Maxime and Grimaud, offering a sea view over the gulf and the village of Saint-Tropez. The property benefits from a plot of 3000 m<sup>2</sup> almost flat, facing the sea, with an old villa with a swimming pool. The current house, with a living area of 110 m<sup>2</sup>, can be destroyed and rebuilt or redeveloped according to your projects. A new building permit has already been filed, allowing for the reconstruction of a 400 m<sup>2</sup> villa on 2 levels, with a 125 m<sup>2</sup> basement including a garage. The current project foresees the construction of a villa with 6 bedrooms, including a superb master bedroom, all benefiting from a spectacular sea view. The property also benefits from a south-south-east exposure, offering ideal brightness throughout the day. This property offers potential for new projects in an exceptional location, just a few steps from the beach. Information on the risks to which this property is exposed is available on [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Fees and charges :

2 100 000 € agency fees 4,76% à the responsibility of the buyer included



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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