



✉ info@provensal.net

☎ 04 94 96 00 18

3 200 000 €

**Buying villa**

**6 rooms**

**Surface : 242 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 2850 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, alarm, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

2 terraces

4 showers

5 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(gas) : A**

Document non contractuel

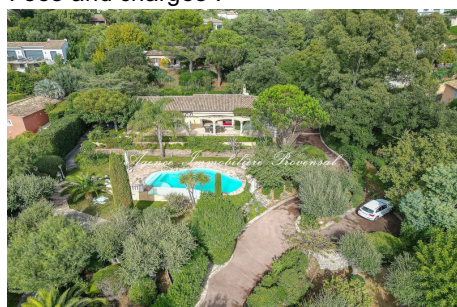
14/03/2025 - Prix T.T.C



**Villa Ref. : 300V4777M Grimaud**

Nestled between Sainte-Maxime and Grimaud, in the heart of a secure and gated residential estate, this Provencal villa with swimming pool is just 1.2 km from the beaches and seaside restaurants. It offers a peaceful and comfortable living environment and has a living area of 280 m<sup>2</sup>. The villa consists of an entrance hall, a bright living room thanks to large bay windows, a fully equipped open kitchen, an office, three bedrooms, four bathrooms and a guest toilet. An independent studio, with a living room, a kitchen, a bathroom and a toilet, as well as an equipped laundry room, complete this property. Each room and terrace offers a pleasant view of the green surroundings. The landscaped grounds of 2850 m<sup>2</sup>, carefully maintained, are home to a flower garden, a heated swimming pool of 12x6 meters and a spacious parking lot. Located just 12 km from Saint-Tropez, 7 km from the picturesque port of Grimaud and the village of Sainte-Maxime. This property combines serenity and proximity to the liveliness of the Côte d'Azur, making this villa an ideal place to live or stay. For more information on the risks to which this property is exposed, consult the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Fees and charges :



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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