



✉ info@provensal.net

☎ 04 94 96 00 18

2 750 000 €

**Buying villa**

**7 rooms**

**Surface : 267 m<sup>2</sup>**

**Surface of the living : 68 m<sup>2</sup>**

**Surface of the land : 3750 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, electric blinds, fireplace,

Bedroom on ground floor,

Automatic Watering, Laundry room,

calm

4 bedroom

3 terraces

3 bathrooms

1 shower

4 WC

2 garages

5 parkings

**Energy class (dpe) : D**

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

Document non contractuel

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



**Villa Ref. : 300V4704M Grimaud**

Pretty property with swimming pool and sea view over the Gulf of St-Tropez for sale in a highly sought-after area between Sainte-Maxime and Grimaud. Close to an 18-hole golf course, this villa with 7 main rooms with lovely sea view benefits from a living area of 270 m<sup>2</sup> on a plot of 3700 m<sup>2</sup>. It consists of a main level with an entrance, a living room, a dining room with fireplace opening onto a reception terrace of approximately 100 m<sup>2</sup>, a fitted and equipped kitchen and a pantry/laundry room. An office/veranda, 2 en-suite bedrooms. Upstairs, 1 master bedroom with reversible air conditioning, dressing room and bathroom. On the garden level, an independent bedroom with bathroom. 11x6 swimming pool. 2 garages. Lighting and automatic watering. Drilling. Bowling green. Sauna.... To see! Information on the risks to which this property is exposed is available on [georisks.gouv.fr](http://georisks.gouv.fr)

Fees and charges :

2 750 000 € agency fees 4,17% à the responsibility of the buyer included



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime

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