



✉ info@provensal.net

☎ 04 94 96 00 18

2 250 000 €

**Buying villa**

**7 rooms**

**Surface : 213 m<sup>2</sup>**

**Surface of the living : 56 m<sup>2</sup>**

**Surface of the land : 2838 m<sup>2</sup>**

**Exposition : Sud Sud Ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

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

5 bedroom

3 showers

4 WC

5 parkings

**Energy class (dpe) : Unavailable**

**Emission of greenhouse gases**

**(ges) : Unavailable**

Document non contractuel

17/09/2024 - Prix T.T.C



**Villa Ref. : 300V4760M Grimaud**

Villa with swimming pool and sea view over the Gulf of Saint Tropez for sale in the commune of Grimaud in the Guerrevieille sector in a sought-after residential area just 700 m from the sea, 3 km from Sainte-Maxime, 6 km from the village of Grimaud and 10 km from Saint-Tropez, in a quiet cul-de-sac. Provençal villa with, on the garden level, an entrance, a guest toilet, a laundry room, a beautiful independent kitchen (17m<sup>2</sup>) very well equipped with Gaggenau appliances, wine cellar, kitchen island, etc. Large living/dining room with fireplace (56m<sup>2</sup>) which opens onto a patio (25m<sup>2</sup>) which can be closed by sliding glass doors on 2 sides, two bedrooms share a shower room with double sink and toilet as well as a bedroom/office. All floors are covered in gray marble with underfloor heating throughout this floor. On the upper floor are two bedrooms with en-suite shower rooms (with underfloor heating), including one bedroom with a dressing room. Both bedrooms open onto a large south-facing terrace (25m<sup>2</sup>) with a lovely view of the Mediterranean. The 2838 m<sup>2</sup> land is decorated with Mediterranean species, a pétanque court and a 12 x 6 swimming pool. Beautiful view facing south towards the Gulf of Saint-Tropez. Double glazing throughout the house, centrally controlled



**Fees and charges :**

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

2 250 000 € fees 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