



✉ info@provensal.net

☎ 04 94 96 00 18

1 490 000 €

Buying villa

8 rooms

Surface : 220 m²

Surface of the living : 97 m²

Surface of the land : 1600 m²

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : a refresh

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground

floor, double glazing, Automatic

Watering, Automatic gate, calm

5 bedroom

3 terraces

2 bathrooms

1 shower

4 WC

5 parkings

Energy class (dpe) : C

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

Document non contractuel

08/09/2024 - Prix T.T.C



Villa Ref. : 300V4751M Grimaud

Pleasant Provençal style villa with swimming pool and outbuilding for sale in a subdivision between Ste-Maxime and Grimaud. Located in the heart of the superb 18-hole Beauvallon golf course and close to the sea, this charming villa has a total living space of 220 m² and an entirely flat plot of land of approximately 1600 m². The main villa has 190 m² and consists of an entrance hall, a living room with fireplace and dining room opening onto a terrace, a fitted and equipped island kitchen, 3 bedrooms, a bathroom and of an office space. Upstairs is a master bedroom with dressing room, bathroom and a solarium. Villa completed by a beautiful independent F2 apartment of approximately 30 m² facing the swimming pool. Beautiful and large garden. Covered terrace with summer kitchen, pétanque court, garden storage.... Good exposure and absolute calm. Ideal for Golfers! Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr

Fees and charges :

1 490 000 € agency fees 4,76% à the responsibility of the buyer included



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