



✉ info@provensal.net

☎ 04 94 96 00 18

2 100 000 €

**Buying land**

**Surface : 3000 m<sup>2</sup>**

**Field appearance :** Quasi plat

**Exposition :** Sud

**View :** Mer

**Amenities :**

calm, fenced, limited

**Energy class (dpe) :** Unavailable

**Emission of greenhouse gases**

**(ges) :** Unavailable



**Land Ref. : 300V2062T Grimaud**

Discover this exceptional opportunity with this land for sale, ideally located near the sea and the beach, offering a breathtaking view of the gulf and the village of Saint-Tropez. Positioned between Sainte-Maxime and Grimaud, this 3,000 m<sup>2</sup> plot of land, almost flat and facing the sea, includes an old villa with swimming pool to be demolished. With a new building permit filed, this land offers the possibility to destroy and rebuild the villa, to enlarge it or to completely renovate it. Possible real estate projects include collective constructions or individual villas in co-ownership of 2 lots. The current building permit allows the construction of a 400 m<sup>2</sup> villa spread over two levels, plus a basement with a 125 m<sup>2</sup> garage. The villa will have 6 bedrooms with sea views, including a magnificent master bedroom upstairs. Located in the UC zone of the PLU of the commune of Grimaud. For more information on the risks to which this property is exposed, visit [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

Document non contractuel

13/03/2025 - Prix T.T.C



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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