



Carine Thoniel  
IMMOBILIER

GRIMAUD

CHARMING VILLAGE HOUSE FOR SALE IN  
GRIMAUD

395 000 €

Ref. BO4068



## Description

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Situated in the heart of the historic village of Grimaud, at the foot of the medieval castle, this charming village house enjoys a prime location.

With a floor area of 51 m<sup>2</sup>, it comprises, over two floors: a pleasant living area featuring a lounge/dining room with a fireplace and an open-plan kitchen, and upstairs, two bedrooms, a shower room and a toilet.

A charming, authentic and very well-maintained property, ideal as a main residence, a second home or as a rental investment.

For sale through Carine Thoniel estate agents.

## Key Features

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- City : Grimaud
- Living area : 51 m<sup>2</sup>
- Levels : 2
- Property tax : 882 €
- Price: 395 000 €

Energy consumption

Energy rating 233 kWhEP / m<sup>2</sup>.an (D) - Climate class 9 kg CO<sub>2</sub> / m<sup>2</sup>.an (B)

Estimated annual energy costs for standard use, based on 2021 energy prices: 1290 € ~ 1750 €

Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr/>

Fees charged to the seller

[You can consult our fee schedule on our website or by clicking on the link opposite](#)

## Benefits

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- Fireplace
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- Heating : Radiator, Electric
- Sanitation : Main drainage







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Grimaud  
Golfe de Saint-Tropez