



*Carine Thoniel*  
IMMOBILIER

GRIMAUD

VILLA WITH BREATHTAKING VIEWS OF  
SAINT-TROPEZ, IN A SEASIDE ESTATE

4 500 000 €

Ref. BR3136



## Description

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Villa located just a short walk from the beach, with exceptional sea views.

It offers almost 300 m<sup>2</sup> of living space over 2 levels + garden level and comprises a kitchen opening onto the dining room, a 50 m<sup>2</sup> living room, 5 bedrooms and 4 bathrooms. Attractive landscaped grounds of 2,585 m<sup>2</sup> with 12.5/6 metre heated saltwater swimming pool with roller shutter and pool house.

The property is part of a small private estate with a permanent caretaker.

## Key Features

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- City : Grimaud
- Living area : 290 m<sup>2</sup>
- Land area : 2 585 m<sup>2</sup>
- Exposition : South
- View : Panoramic - Sea
- Levels : 3
- Rooms : 7
- Built in 1995
- Property tax : 3 514 €
- Price: 4 500 000 €

Energy consumption

Energy rating 203 kWhEP / m<sup>2</sup>.an (D) - Classe climat 6 kg CO<sub>2</sub> / m<sup>2</sup>.an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 3176 € ~ 4298 €

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 - Number of lots in the co-ownership: 24 - Average amount of the current expense share: 2000 € / yearly

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## Benefits

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- Swimming pool
- Air-conditioning
- Fireplace
- Caretaker
- Bowling green
- Irrigation sprinkler
- Outdoor lighting
- Alarm system
- Heating : Radiator, Electric
- Sanitation : Main drainage



Grimaud  
Golfe de Saint-Tropez











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