



Thoniel Immobilier



Carine Thoniel
IMMOBILIER

GRIMAUD

SEA VIEW PROPERTY TO RENOVATE IN
GRIMAUD NEAR THE BEACHES

1 300 000 €

Ref. CA4026



Thoniel Immobilier

Description

House for sale in our agency Carine Thoniel Immobilier, on a beautiful wooded plot of 3500 m2 with sea view and close to the beaches of Grimaud.

Facing south/east, the property comprises a main house of approx. 120 m2 in need of renovation and an annexe of approx. 50 m2 also in need of renovation.

2 garages, a carport and a swimming pool with pool house complete the property. Great potential, ideal location in the centre of the Bay of St Tropez.

Key Features

- City : Grimaud
- Living area : 120 m²
- Land area : 3 567 m²
- Exposition : East South
- View : Unobstructed - Sea
- Floor : Single-storey
- Rooms : 8
- Built in 1950
- Price: 1 300 000 €

Energy consumption

Energy rating 224.1 kWhEP / m².an (D) - Climate class 63.8 kg CO₂ / m².an (E)

Estimated annual energy costs for standard use, based on 2021 energy prices: 2040 € ~ 2762 €

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

Commission: 65 000 € - Price excluded fees: 1 235 000 € - Fees 5,26 % TTC charged to the purchaser

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

Benefits

- Car port
- Swimming pool
- Heating : Central, Fuel oil
- Sanitation : Septic tank







Marion Thoniel

marion@thoniel-immobilier.com

+33 (0)6 09 60 52 48

Carine Thoniel Immobilier

+33 (0)4 94 55 21 84

www.thoniel-immobilier.com

Boulevard des Aliziers - 83310 Grimaud



Grimaud
Golfe de Saint-Tropez