



*Thoniel Immobilier*



*Carine Thoniel*  
IMMOBILIER

GRIMAUD

310 M<sup>2</sup> PROPERTY FOR SALE NEAR THE VILLAGE  
OF GRIMAUD

1 780 000 €

Ref. CE4056



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## Description

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Beautiful Provençal-style house on 4,086 m<sup>2</sup> of wooded land offering breathtaking views of the village of Grimaud, its castle, and the surrounding countryside.

It comprises the main house on two levels with a large living room with fireplace, mezzanine, dining room, large kitchen, three bedrooms plus an office, and two bathrooms/shower rooms. Plus a separate 3-bedroom apartment. The total surface area is 310 m<sup>2</sup>. The property also has a stone annexe converted into a garage and summer kitchen.

Beautiful materials, traditionally built house, very well maintained.

For sale at Carine Thoniel Real Estate Agency

## Key Features

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- City : Grimaud
- Living area : 311 m<sup>2</sup>
- Land area : 4 086 m<sup>2</sup>
- Exposition : Southeast
- View : Unobstructed - Countryside
- Levels : 3
- Rooms : 9
- Built in 1980
- Property tax : 3 346 €
- Price: 1 780 000 €

Energy consumption

Energy rating 207.5 kWhEP / m<sup>2</sup>.an (D) - Climate class 65 kg CO<sub>2</sub> / m<sup>2</sup>.an (E)

Estimated annual energy costs for standard use, based on 2021 energy prices: 8130 € ~ 11010 €

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

Commission: 84 762 € - Price excluded fees: 1 695 238 € - Fees 5,00 % TTC charged to the purchaser

You can consult our fee schedule on our website or by clicking on the link opposite

## Benefits

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- Heating : Fuel oil
- Sanitation : Main drainage







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Grimaud  
Golfe de Saint-Tropez