



Carine Thoniel
IMMOBILIER

GRIMAUD

PROPERTY WITH EXCEPTIONAL VIEW OF
GRIMAUD VILLAGE

2 145 000 €

Ref. CH3126



Description

On a 2800 m² flat plot of land bordering vineyards close to the village of Grimaud, recently renovated bungalow villa of about 190 m².

Bright and located in a quiet, sought-after area, it offers a panoramic view of the castle. It comprises a through living room with a large fireplace opening onto a patio, an office, an equipped kitchen, a laundry room, 3 bedrooms including a master bedroom with dressing room, a 4th small children's bedroom, 4 bathrooms and a garage. A covered terrace, a 12 x 5.5-meter heated swimming pool and a carport complete the property.

Key Features

- City : Grimaud
- Living area : 190 m²
- Land area : 2 800 m²
- Exposition : South
- View : Unobstructed - Village
- Floor : Single-storey
- Rooms : 6
- Property tax : 2 664 €
- Price: 2 145 000 €

Energy consumption

Energy rating 161 kWhEP / m².an (D) - Classe climat 4 kg CO₂ / m².an (A)

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

[Vous pouvez consulter notre barème d'honoraires sur notre site internet ou en cliquant sur le lien ci contre](#)

Benefits

- Fireplace
- Well drilling
- Alarm system
- Electric gate
- Swimming pool
- Heating : Air-conditioning, Electric
- Sanitation : Septic tank



Grimaud
Golfe de Saint-Tropez







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