



Thoniel Immobilier



Carine Thoniel
IMMOBILIER

GRIMAUD

PROPERTY FOR SALE VERY CLOSE TO THE VILLAGE OF GRIMAUD COMPRISING 2 HOUSES, POOL HOUSE, SWIMMING POOL AND TENNIS COURT

3 950 000 €

Ref. CO3190



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Description

This property for sale in our agency Carine Thoniel, benefits from magnificent grounds of over 7000 m² with tennis court and swimming pool. The village of Grimaud is just a short walk away. It comprises a main villa and a guest house, with a lovely outdoor area used as a summer kitchen and lounge. The main house offers 4 bedrooms with en-suite bathrooms plus a separate bedroom. The guest house has 3 bedrooms and 2 bathrooms, with a total surface area of 390 m².

Key Features

- City : Grimaud
- Living area : 390 m²
- Land area : 7 094 m²
- Exposition : East
- View : Unobstructed - Sea - Countryside
- Levels : 2
- Rooms : 10
- Built in 1990
- Property tax : 5 375 €
- Price: 3 950 000 €

Energy consumption

Energy rating 215 kWhEP / m².an (D) - Climate class 6 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 2410 € ~ 3330 €

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

- Bowling green
- Swimming pool
- Tennis court
- Double glazing
- Electric shutters
- Irrigation sprinkler
- Electric gate
- Videophone
- Alarm system
- Air-conditioning
- Fireplace
- Heating : Air-conditioning, Electric
- Sanitation : Main drainage







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Grimaud
Golfe de Saint-Tropez