Carine Thoniel
IMMOBILIER

GRIMAUD

MODERN 5-ROOM VILLA WITH A SWIMMING POOL AND GARDEN

1 090 000 €

Ref. DELMA4087

Description

Carine Thoniel Estate Agents are pleased to present this contemporary villa, built in 2017 to a high standard, situated in a quiet location within a small development of seven villas.
On the ground floor, you'll find a spacious, light-filled living room of 66 m² with a cathedral ceiling, an open-plan kitchen with a central island, as well as a first bedroom with its own en-suite shower room and a guest toilet.
The first floor features three beautiful, light-filled bedrooms, a shower room and a separate toilet.
Outside, the enclosed corner garden of approximately 700 m² features a swimming pool, a pétanque court and lovely terraces for relaxing. The property shares a wall with its neighbour only at the garage.
In terms of comfort, the villa benefits from excellent insulation (Energy Performance Certificate: A), a connected reversible air-conditioning system, a large 20 m² garage accessible from the living room, and several private parking spaces.

Key Features

- City : Grimaud
- Living area : 125 m²
- Land area : 700 m²
- Exposition : East
- View : Garden
- Levels : 2
- Rooms : 5
- Built in 2017
- Property tax : 1 700 €
- Price: 1 090 000 €

Energy consumption
Energy rating 69.6 kWhEP / m².an (A) - Climate class 2.7 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2026 energy prices: 870 € ~ 1190 €
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: 7 - Average amount of the current expense share: 600 € / yearly
You can consult our fee schedule on our website or by clicking on the link opposite

Benefits

- Air-conditioning
- Fireplace
- Bowling green
- Swimming pool
- Heating : Radiator, Electric
- Sanitation : Main drainage

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