



Carine Thoniet
IMMOBILIER

GRIMAUD

FOR SALE IN GRIMAUD : EXCEPTIONAL
PROVENÇAL PROPERTY IN THE HEART OF THE
BAY OF SAINT-TROPEZ

3 450 000 €

Ref. DELSA 4095



Description

In the heart of the Bay of Saint-Tropez, close to the beaches and the Beauvallon Golf Course, this Provençal property, with a total surface area of over 500 m², is located in a private and secure estate, offering absolute tranquility.

Set on a landscaped plot of 3,500 m², the villa offers generous and bright living spaces. On the ground floor, you will find a spacious living area with lounge, dining room, and fully equipped kitchen. This space opens onto a covered terrace with unobstructed views of the garden, swimming pool, and pool house. Also on this level are a suite bedroom with bathroom, WC, and dressing room, a laundry room, and guest toilets.

On the first floor, the sleeping area includes a suite bedroom with bathroom, WC, and dressing, a children's bedroom, and a large master bedroom with double dressing rooms, a full bathroom, and a sea view. Each bedroom has its own private terrace.

The basement, over 150 m², includes numerous cellars and a garage for several vehicles.

Additionally, an independent apartment comprising a living room with equipped kitchen, a bedroom, and a bathroom with WC completes this property.

Key Features

- City : Grimaud
- Living area : 350 m²
- Land area : 3 500 m²
- Exposition : South
- View : Slight - Sea - Countryside
- Levels : 3
- Rooms : 6
- Built in 2005
- Property tax : 5 274 €
- Price: 3 450 000 €

Energy consumption

Energy rating 61 kWhEP / m².an (A) - Climate class 8 kg CO₂ / m².an (B)

Estimated annual energy costs for standard use, based on 2021 energy prices: 1670 € ~ 2310 €

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: 297 - Average amount of the current expense share: 1200 € / yearly

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



Grimaud
Golfe de Saint-Tropez

Benefits

- Air-conditioning
- Fireplace
- Double glazing
-
- Well drilling
- Alarm system
- Intercom
- Electric gate
- Swimming pool
- Heating : Underfloor, Gas
- Sanitation : Main drainage







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