Carine Thoniel
IMMOBILIER

GRIMAUD

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

3 450 000 €

Ref. DELSA4095

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 61.7 kWhEP / m².an (A) - Climate class 8 kg CO2 / m².an (B)
Estimated annual energy costs for standard use, based on 2025 energy prices: 1690 € ~ 2300 €
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

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Benefits

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

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