


Carine Thoniel
IMMOBILIER

GRIMAUD

# FOR SALE IN GRIMAUD: PROPERTY WITH SEA VIEW IN A SECURE ESTATE

2 990 000 €

Ref. DL4060



## Description

Located on the heights of a renowned private estate, with a stunning view over the bay of Saint-Tropez, this property enjoys a sought-after location and a particularly privileged setting.
It comprises a main house of approximately 270 m² with a swimming pool, a separate 56 m² annex and a double garage.

Built on a wooded plot of 2,640 m² facing south, the property offers beautiful sea views.
The main house has five bedrooms — two of which are on the ground floor — as well as an office and a studio.

The recently renovated annex could be used as a guest area or a completely separate living space.

## Key Features

- City : Grimaud
- Living area : 270 m²
- Land area : 2 640 m²
- Exposition : South
- View : Unobstructed - Sea
- Levels : 2
- Rooms : 9
- Built in 1965
- Property tax : 5 326 €
- Price: 2 990 000 €

Energy consumption
Energy rating 327 kWhEP / m².an (E) - Climate class 78 kg CO2 / m².an (F)
Estimated annual energy costs for standard use, based on 2021 energy prices: 9870 € ~ 13370 €
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: € /
You can consult our fee schedule on our website or by clicking on the link opposite

## Benefits

- Air-conditioning
- Fireplace
- Double glazing
- Internet
- Barbecue
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- Outdoor lighting
- Spring
- Swimming pool
- Heating : Radiator, Electric
- Sanitation : Main drainage







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