



GRIMAUD

EXCLUSIVELY FOR SALE THROUGH CARINE
THONIEL ESTATE AGENTS – VILLA WITH A
HEATED SWIMMING POOL AND PANORAMIC
VIEWS OVER THE VINEYARDS OF GRIMAUD

1 490 000 €

Ref. DU4097



Description

Situated just a stone's throw from the village of Grimaud, this villa of approximately 150 m², set on a plot of 1,970 m², enjoys stunning panoramic views over the vineyards and the surrounding countryside. Facing due south, it benefits from plenty of natural light throughout the day.

The house features a double living/dining room, a separate fitted kitchen, a study and a mezzanine. The sleeping area comprises, on the ground floor, a bedroom with an en-suite shower room and a children's bedroom. Upstairs, a third bedroom has an en-suite bathroom and access to a Tropézienne-style terrace.

Outside, the carefully maintained garden features a heated swimming pool, a pleasant covered terrace and a garden shed.

Bright and full of charm, this villa offers an exceptional living environment, combining proximity to the village with the beauty of the countryside. It has retained its Provençal character and can be modernised to suit your preferences.

Key Features

- City : Grimaud
- Living area : 150 m²
- Land area : 1 970 m²
- Exposition : South
- View : Panoramic - Countryside -
- Levels : 2
- Rooms : 4
- Built in 1951
- Property tax : 2 335 €
- Price: 1 490 000 €

Energy consumption

Diagnostics are underway

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](#)



Grimaud
Golfe de Saint-Tropez

Benefits

- Fireplace
- Irrigation sprinkler
- Alarm system
- Electric gate
- Swimming pool
- Heating : Radiator, Electric
- Sanitation : Septic tank



Thoniel Immobilier



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