



Carine Thoniel  
IMMOBILIER

GRIMAUD

A CHARMING VILLA FOR SALE IN THE HEART OF  
THE GRIMAUD COUNTRYSIDE

1 870 000 €

Ref. GA4079



## Description

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Just 10 minutes from the village of Grimaud, in the countryside, in a very peaceful setting, this beautiful house of over 220 m<sup>2</sup> stands on a landscaped plot of approximately 3,500 m<sup>2</sup>, which is immaculately maintained.

It enjoys unobstructed views over the vineyards and the village of Gassin in the distance.

Very bright, the villa offers generous proportions. It comprises a spacious living room with a fireplace, featuring high ceilings, as well as a mezzanine suitable for an office, a reading nook or a bedroom. A fully fitted kitchen with a utility room, four comfortable bedrooms and three shower rooms with WCs complete the property.

The tasteful décor and high-quality materials lend this property plenty of charm and character.

A lovely garden with mature plants and flowers, featuring a charming arbour—perfect for al fresco dining—a fountain and an 8-by-4-metre saltwater swimming pool.

A true haven of peace, this property will be perfect for nature lovers wishing to enjoy the proximity of the village of Grimaud and the Bay of Saint-Tropez.

For sale at Carine Thoniel Immobilier.

## Key Features

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- City : Grimaud
- Living area : 220 m<sup>2</sup>
- Land area : 3 513 m<sup>2</sup>
- Exposition : Southeast
- View : Unobstructed - Countryside
- Levels : 2
- Rooms : 5
- Built in 2010
- Property tax : 2 262 €
- Price: 1 870 000 €

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](#)

## Benefits

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- Fireplace
- Car port
- Swimming pool
- Heating : Underfloor, Heat pump
- Sanitation : Septic tank







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Grimaud  
Golfe de Saint-Tropez