

Carine Thoniel
IMMOBILIER

GRIMAUD

130 M² FAMILY VILLA WITH GARDEN AND POOL, NEAR GRIMAUD

879 000 €

Ref. GR4099



Description

Located just a 5-minute drive from the village of Grimaud, this villa of approximately 130 m² is built on a 565 m² lot. It stands out for its spacious rooms and abundant natural light.

The ground floor centers around a spacious 60 m² living area comprising a living room with a fireplace, a dining area, and a fully equipped open kitchen. This warm and inviting space is ideal for family life and spending time together.

This level also features a bedroom with its own private shower room, as well as a separate toilets.

Upstairs, three additional bedrooms—one of which has a terrace—along with a full bathroom/wc complete the sleeping area.

Built about fifteen years ago and equipped with air conditioning, the house features a functional and comfortable layout. The garden is situated on the edge of a wooded area.

A spacious family home, just a short drive from the village of Grimaud. For sale through the Carine Thoniel real estate agency.

Key Features

- City : Grimaud
- Living area : 130 m²
- Land area : 565 m²
- Exposition : East South
- View : Garden
- Levels : 2
- Rooms : 5
- Built in 2008
- Property tax : 1 814 €
- Price: 879 000 €

Energy consumption
Energy rating 82 kWhEP / m².an (B) - Climate class 2 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2026 energy prices: 890 € ~ 1220 €
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

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Benefits

- Air-conditioning
- Fireplace
- Electric gate
- Bowling green
- Swimming pool
- Sanitation : Main drainage





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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

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