

Carine Thoniel
IMMOBILIER

GRIMAUD

CHARMING PROVENCAL VILLA WITH PANORAMIC VIEWS IN GRIMAUD

1 595 000 €

Ref. LE4048



Description

For sale at Carine Thoniel Real Estate an elegant 180-square-meter Provençal villa on a spacious 3,144-square-meter lot.
Located in a prime setting just a few minutes from the village.
Its elevated position offers exceptional unobstructed views of the surrounding countryside and the historic village, all bathed in ideal southeast-facing sunlight.

The property features spacious interiors, including a living room with a fireplace, a bright dining room, and a kitchen with a pantry.
The sleeping area comprises four comfortable bedrooms, complemented by three walk-in closets, a bathroom, and a shower room.
Each living space has been designed to blend authenticity with modern comfort.

In terms of amenities, the home features underfloor heat pump heating and a locked garage. The garden features a generously sized 13x5m swimming pool that blends seamlessly into the landscape.

Key Features

- City : Grimaud
- Living area : 180 m²
- Land area : 3 144 m²
- Exposition : Southeast
- View : Unobstructed - Countryside - Village
- Levels : 2
- Rooms : 5
- Built in 1991
- Property tax : 2 010 €
- Price: 1 595 000 €

Energy consumption
Energy rating 79.9 kWhEP / m².an (B) - Climate class 3.1 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2021 energy prices: 1360 € ~ 1850 €
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

- Swimming pool
- Fireplace
- Heating : Underfloor, Heat pump
- Sanitation : Main drainage





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