Carine Thoniel
IMMOBILIER

GRIMAUD

4 BEDROOM VILLA WITH SWIMMING POOL FOR SALE NEAR THE VILLAGE OF GRIMAUD

1 690 000 €

Ref. MC4037

Description

Exclusively offered by Carine Thoniel Immobilier, this 242 m² villa is ideally situated between the village of Grimaud and the sea, in a sought-after residential area, offering quick access to all amenities and the charms of the village. Set on 2,050 m² of landscaped grounds, it combines comfort, privacy and practicality.
The house stands out for its generous proportions and abundance of natural light. The spacious living room, with high ceilings and a fireplace, creates a warm and welcoming living space. It opens onto a covered terrace with a barbecue area facing the 11 x 5.5-metre swimming pool, perfect for enjoying sunny days.
The villa comprises four large bedrooms with en-suite bathrooms, two walk-in wardrobes, as well as a fitted kitchen opening onto the living room and a pantry. A double garage and a carport complete the amenities.

Key Features

- City : Grimaud
- Living area : 242 m²
- Land area : 2 050 m²
- Exposition : South
- Built in 2008
- Property tax : 4 132 €
- Price: 1 690 000 €

Energy consumption
Energy rating 76 kWhEP / m².an (B) - Climate class 2 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2023 energy prices: 1422 € ~ 1924 €
Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

Commission: 80 000 € - Price excluded fees: 1 610 000 € - Fees 4,97 % TTC charged to the purchaser
You can consult our fee schedule on our website or by clicking on the link opposite

Benefits

- Car port
- Irrigation sprinkler
- Swimming pool
- Heating : Underfloor, Heat pump
- Sanitation : Main drainage

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