



Thoniel Immobilier



Carine Thoniel
IMMOBILIER

GRIMAUD

A UNIQUE PROPERTY IN THE VILLAGE OF GRIMAUD: A RENOVATED 125 M² FLAT, WITH A 70 M² GARAGE AND PARKING

790 000 €

Ref. PO4063



Description

Located in the heart of the village of Grimaud, within easy reach of local shops, this 125 m² apartment offers spacious rooms and a unique layout.

Set within a village house divided into two units, it occupies the ground floor at the front and enjoys a higher position at the rear, with a pleasant south-facing aspect.

Fully renovated in 2020, it comprises:

A bright living room opening onto a large balcony, an open-plan fitted kitchen, 3 bedrooms, a study, a bathroom and 2 WCs.

An outdoor parking space completes this property and leads to a spacious, separate 70 m² garage – a real asset in the heart of the village.

Property offered by Carine Thoniel Immobilier.

Key Features

- City : Grimaud
- Living area : 125 m²
- Exposition : South
- View : Unobstructed - Village
- Floor : Ground floor
- Levels : 1
- Rooms : 5
- Price: 790 000 €

Energy consumption

Energy rating 153 kWhEP / m².an (C) - Climate class 6 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 1818 € ~ 2460 €

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

- Air-conditioning
- Fireplace
- Double glazing
- Heating : Convector, Electric
- Sanitation : Main drainage





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Grimaud
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