

Carine Thoniel
IMMOBILIER

GRIMAUD

BEAUTIFULLY FINISHED NEW VILLA FOR SALE, 5 MINUTES FROM THE VILLAGE OF GRIMAUD

2 450 000 €

Ref. ST4093



Description

Set in a quiet residential neighbourhood, just 5 minutes from the historic village of Grimaud, this elegant villa, completed in 2024, offers 200 m² of living space on one level, set on a plot of 3,200 m². The property stands out for its high-end finishes and materials.

It comprises a large 90 m² living area with three-sided exposure, combining a lounge, dining room and a Smeg-fitted kitchen. The sleeping area features three bedrooms, each with its own en-suite shower room, including a master suite.

Particular attention has been paid to comfort: reversible underfloor heating and cooling, a utility room, a large walk-in wardrobe and a guest toilet.

The grounds feature a 9 x 4 m heated swimming pool and a fully fitted pool house comprising a summer kitchen, dining room, shower room and WC. Several terraces and a barbecue area enhance the garden.

The property also has a garage and a carport.

Key Features

- City : Grimaud
- Living area : 200 m²
- Land area : 3 234 m²
- View : Unobstructed - Countryside - Village
- Floor : Single-storey
- Rooms : 4
- Built in 2024
- Price: 2 450 000 €

Energy consumption
Energy rating 18 kWhEP / m².an (A) - Climate class 1 kg CO2 / m².an (A)
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
- Car port
- Alarm system
- Electric gate
- Heating : Underfloor, Heat pump
- Sanitation : Main drainage





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