

Carine Thoniel
IMMOBILIER

GRIMAUD

FOR SALE IN GRIMAUD: CHARMING COUNTRY HOUSE FEATURING EXCEPTIONAL MATERIALS AND CUSTOM FINISHES

4 500 000 €

Ref. BO4064



Description

Located in a residential area, combining tranquillity with close proximity to the village of Grimaud (just 5 minutes away), this superb renovated country house of 289 m² enjoys unobstructed views of the surrounding countryside. It captivates with its authenticity and the remarkable quality of its fittings and finishes.
Facing south-west, the property offers a warm atmosphere enhanced by fine materials such as stone, Burgundy flagstones, oak and bespoke finishes. The lime-washed walls and natural stone sinks complete the elegant ensemble in a distinctly Provençal style.
The villa is laid out as follows:
Ground floor: an entrance hall with guest toilet, two living rooms (one featuring a fireplace), a fully fitted kitchen opening onto the dining room, and three bedrooms, each with its own en-suite shower room.
First floor: a study, and two bedrooms (one with a private loggia offering unobstructed views) share a bathroom/shower room.

Outside: a 3,815 m² plot, carefully landscaped in a Mediterranean style, features a remarkable 20-metre swimming pool, inviting you to relax in a natural and unspoilt setting.
A charming property, combining Provençal character with contemporary comfort, ideal for those who love peace and quiet, authenticity and space.

Key Features

- City : Grimaud
- Living area : 289 m²
- Land area : 3 815 m²
- Exposition : Southwest
- View : Unobstructed - Countryside
- Levels : 2
- Rooms : 7
- Built in 1972
- Property tax : 4 958 €
- Price: 4 500 000 €

Energy consumption
Energy rating 203.8 kWhEP / m².an (D) - Climate class 8 kg CO2 / m².an (B)
Estimated annual energy costs for standard use, based on 2021 energy prices: 5330 € ~ 7230 €
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

Carine Thoniel IMMOBILIER
Grimaud
Golfe de Saint-Tropez

Benefits

- Swimming pool
- Water softener
- Irrigation sprinkler
-
- Well drilling
- Air-conditioning
- Heating : Air-conditioning, Heat pump
- Sanitation : Septic tank





Carine Thoniet
IMMOBILIER

Grimaud
Golfe de Saint-Tropez





Carine Thoniel
IMMOBILIER

Grimaud
Golfe de Saint-Tropez



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

Carine Thoniel
IMMOBILIER

Grimaud
Golfe de Saint-Tropez