Carine Thoniel
IMMOBILIER

GRIMAUD

PROVENCAL VILLA AT THE FOOT OF THE VILLAGE OF GRIMAUD

2 475 000 €

Ref. DELSA4096

Description

Located in a peaceful setting at the foot of the village of Grimaud, this Provençal property offers a privileged lifestyle, nestled on a flat and beautifully landscaped plot of over 2,000 sq m.

The villa is spread over two levels. The ground floor features a living room with fireplace, a fully equipped kitchen, a dining room, a TV lounge, two en suite bedrooms with their own bathrooms or showers and toilets, as well as a study that can be used as a third bedroom. All rooms open onto lovely terraces, ensuring everyone has their own outdoor space.

Upstairs, two bedrooms have been combined to create a spacious master suite with dressing room, bathroom, and private terrace.

The property also includes a separate studio with kitchenette, shower room and toilet, a double garage, and a laundry room.

Outside, the landscaped garden is lit and equipped with a functional summer kitchen, guest toilets, and a jacuzzi. A heated swimming pool with outdoor showers completes the ensemble.

The property is impeccably maintained.
A serene and welcoming place, ideal to enjoy the relaxed lifestyle of Grimaud.

Key Features

- City : Grimaud
- Living area : 234 m²
- Land area : 2 000 m²
- Exposition : South
- View : Unobstructed - Countryside - Garden
- Levels : 2
- Rooms : 7
- Built in 2004
- Price: 2 475 000 €

Energy consumption
Energy rating 107.9 kWhEP / m².an (B) - Climate class 4.2 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2024 energy prices: 2150 € ~ 2920 €
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

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Benefits

- Air-conditioning
- Fireplace
- Double glazing
- Jacuzzi
- Irrigation sprinkler
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- Outdoor lighting
- Optical fiber
- Alarm system
- Intercom
- Electric gate
- Swimming pool
- Heating : Radiator, Electric
- Sanitation : Main drainage

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