



Carine Thoniel  
IMMOBILIER

## GRIMAUD

GRIMAUD: RENOVATED 200-SQUARE-METER  
VILLA WITH SEA VIEWS AND A LANDSCAPED  
GARDEN

2 000 000 €

Ref. DLAL4078



## Description

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Located in Grimaud, in a prime setting just steps from the beaches, this property elegantly combines the timeless charm of Provençal architecture with the comfort of a contemporary renovation. Set on a lush 3,167 m<sup>2</sup> lot, the villa enjoys a peaceful setting and pleasant sea view.

With 200 m<sup>2</sup> of living space, the property stands out for its brightness, enhanced by a south-facing orientation. The spacious and inviting living area consists of a living room, a sitting room with a fireplace, and a dining room that opens onto a fully equipped kitchen.

The layout has been designed to combine functionality with family comfort, featuring 6 spacious bedrooms—4 of which are conveniently located on the ground floor—and 4 shower rooms with toilets.

The garden, planted with Mediterranean trees and featuring a charming fountain and a swimming pool, offers a true haven of peace. A spacious terrace extends the living areas outdoors, perfect for al fresco dining.

The property features modern amenities for optimal quality of life:

Reversible ducted air conditioning.

Double-glazed windows.

Security via digital code and electric gate.

Double garage.

Combining privacy, modern comfort, and proximity to the coast, this rare property presents an ideal opportunity for a primary residence or a prestigious vacation home.

## Key Features

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- City : Grimaud
- Living area : 200 m<sup>2</sup>
- Land area : 3 167 m<sup>2</sup>
- Exposition : South
- View : Sea - Garden
- Levels : 2
- Rooms : 8
- Built in 1966
- Price: 2 000 000 €

Energy consumption

Energy rating 122.5 kWhEP / m<sup>2</sup>.an (C) - Climate class 4 kg CO<sub>2</sub> / m<sup>2</sup>.an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 2270 € ~ 3090 €

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 - Number of lots in the co-ownership: 182 - Average amount of the current expense share: 985 € / yearly

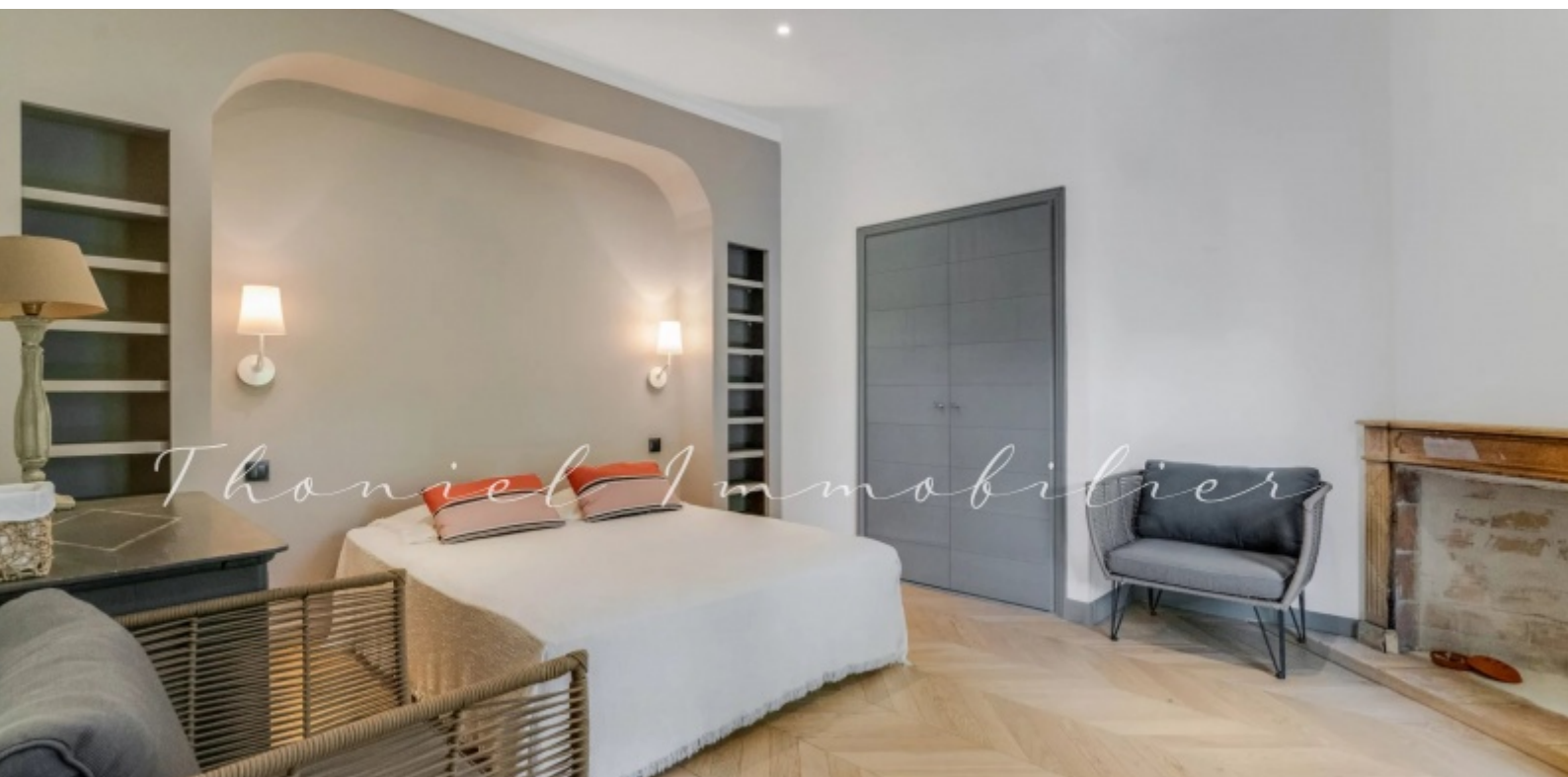
[You can consult our fee schedule on our website or by clicking on the link opposite](#)

## Benefits

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- Swimming pool
- Air-conditioning
- Fireplace
- Double glazing
- Digicode
- Electric gate
- Heating : Air-conditioning, Heat pump
- Sanitation : Main drainage







*Thoniel Immobilier*

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Grimaud  
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