



Carine Thoniel
IMMOBILIER

GRIMAUD

FOR SALE: CHARMING VILLAGE HOUSE –
PANORAMIC VIEWS AND PEACEFUL

790 000 €

Ref. DLJA3178



Description

Located in the heart of the highly sought-after village of Grimaud, this approximately 140-square-meter home on two levels is a true haven of peace, combining old-world charm with modern comfort.

A light-filled living area

The spacious living room, with its three-sided exposure, offers exceptional natural light throughout the day. The centerpiece of the home, it features a cozy fireplace and a smart home heating system for customized comfort. This living room opens directly onto a large sunny terrace, a true outdoor living space complete with a barbecue area.

A charming and functional kitchen

The home features a large separate kitchen, enhanced by a charming sunroom that provides beautiful natural light and a very pleasant additional space. On the practical side, the home is optimized with plenty of custom storage.

A sleeping area designed for serenity

Upstairs, you'll find 4 spacious bedrooms, 2 shower rooms, and a full bathroom. To ensure complete tranquility in the heart of the village, the bedrooms are equipped with soundproof double-glazed PVC windows, offering perfect acoustic insulation.

Key features:

Exceptional terrace with a barbecue area, quiet location, smart heating system, and generous room sizes.

Key Features

- City : Grimaud
- Living area : 140 m²
- Exposition : East North South
- View : Unobstructed - Countryside
- Levels : 2
- Rooms : 5
- Renovation : 2003
- Price: 790 000 €

Energy consumption

Energy rating 140 kWhEP / m².an (C) - Climate class 4 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 1228 € ~ 1662 €

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](#)



Grimaud
Golfe de Saint-Tropez



Grimaud
Golfe de Saint-Tropez

Benefits

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







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



Grimaud
Golfe de Saint-Tropez