

Carine Thoniel
IMMOBILIER

GRIMAUD

A CHARMING VILLA FOR SALE IN THE HEART OF THE GRIMAUD COUNTRYSIDE

1 750 000 €

Ref. GA4079



Description

Just 10 minutes from the village of Grimaud, in the countryside, in a very peaceful setting, this beautiful house of over 220 m² stands on a landscaped plot of approximately 3,500 m², which is immaculately maintained.
It enjoys unobstructed views over the vineyards and the village of Gassin in the distance.
Very bright, the villa offers generous proportions. It comprises a spacious living room with a fireplace, featuring high ceilings, as well as a mezzanine suitable for an office, a reading nook or a bedroom. A fully fitted kitchen with a utility room, four comfortable bedrooms and three shower rooms with WCs complete the property.
The tasteful décor and high-quality materials lend this property plenty of charm and character.
A lovely garden with mature plants and flowers, featuring a charming arbour—perfect for al fresco dining—a fountain and an 8-by-4-metre saltwater swimming pool.
A true haven of peace, this property will be perfect for nature lovers wishing to enjoy the proximity of the village of Grimaud and the Bay of Saint-Tropez.
For sale at Carine Thoniel Immobilier.

Key Features

- City : Grimaud
- Living area : 220 m²
- Land area : 3 513 m²
- Exposition : Southeast
- View : Unobstructed - Countryside
- Levels : 2
- Rooms : 5
- Built in 2010
- Property tax : 2 262 €
- Price: 1 750 000 €

Energy consumption
Energy rating 92 kWhEP / m².an (B) - Climate class 3 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2021 energy prices: 1470 € ~ 1988 €
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

- Fireplace
- Car port
- Swimming pool
- Heating : Underfloor, Heat pump
- Sanitation : Septic tank





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