



Thoniel Immobilier



Carine Thoniel
IMMOBILIER

GRIMAUD

A PROVENCAL RESIDENCE FOR SALE ON A
SECLUDED ESTATE NEAR THE BEACHES IN
GRIMAUD

2 150 000 €

Ref. GO4003



Description

Nestled within an exclusive, gated residential community, this exceptional property of approximately 250 m² offers a rare living environment that combines tranquility with immediate proximity to the beaches.

Set on a lush, wooded lot of 5,083 m², the villa blends seamlessly into its perfectly maintained green surroundings. The outdoor space is a true invitation to relaxation with its heated saltwater pool (11x6 m) and spacious terraces.

Renovated with high-quality materials (stone floors and solid oak), the villa stands out for its brightness and generous proportions: A spacious, light-filled living/dining room opens onto a fully equipped kitchen, and there are 4 spacious bedrooms, including a suite on the ground floor. Upstairs, the bedrooms open onto a large enclosed terrace offering a glimpse of the sea.

The property features a fully finished basement comprising a gym, a sauna with shower, a laundry room, and direct access to the garage.

A rare opportunity to own a prestigious residence in one of the most sought-after areas of the Gulf of Saint-Tropez. For sale at Carine Thoniel Real Estate.

Key Features

- City : Grimaud
- Living area : 250 m²
- Land area : 5 083 m²
- Exposition : South
- View : Sea -
- Levels : 3
- Rooms : 5
- Built in 2003
- Property tax : 2 336 €
- Price: 2 150 000 €

Energy consumption

Energy rating 189.6695 kWhEP / m².an (D) - Climate class 6.18 kg CO₂ / m².an (B)

Estimated annual energy costs for standard use, based on 2021 energy prices: 3572 € ~ 4832 €

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: 18 - Average amount of the current expense share: 600 € / yearly

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



Grimaud
Golfe de Saint-Tropez

Benefits

- Well drilling
- Swimming pool
- Air-conditioning
- Internet
- Furnished
-
- Electric gate
- Video security
-
- Sauna
- Car port
- Heating : Underfloor, Heat pump
- Sanitation : Main drainage



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