



Carine Thoniel  
IMMOBILIER

GRIMAUD

BEAUTIFUL BASTIDE WITH GARDEN AND POND  
FOR SALE IN GRIMAUD

1 850 000 €

Ref. GR1940



## Description

---

In the heart of the village of Grimaud, large house for sale, 310 m<sup>2</sup>, south-facing with panoramic views over the countryside. It has 2 fully-equipped kitchens, a double lounge, a dining room, 6 bedrooms, 6 bathrooms or shower rooms and an office. Two large terraces, one on the ground floor and the second on the garden level overlooking the 3 m x 3.50 m swimming pool. Beautiful old materials, neat finishes. Garage possible.

## Key Features

---

- City : Grimaud
- Living area : 310 m<sup>2</sup>
- Land area : 259 m<sup>2</sup>
- Exposition : South
- Rooms : 10
- Property tax : 3 000 €
- Price: 1 850 000 €

Energy consumption

Energy rating 224 kWhEP / m<sup>2</sup>.an (D) - Climate class 7 kg CO<sub>2</sub> / m<sup>2</sup>.an (B)

Estimated annual energy costs for standard use, based on 2021 energy prices: 4152 € ~ 5618 €

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

---

- Washing machine
- Fireplace
- Air-conditioning
- Swimming pool
- Heating : Electric
- Sanitation : Main drainage







Marion Thoniel

[marion@thoniel-immobilier.com](mailto: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](http://www.thoniel-immobilier.com)

Boulevard des Aliziers - 83310 Grimaud



Grimaud  
Golfe de Saint-Tropez