



Carine Thoniel
IMMOBILIER

GRIMAUD

EXCEPTIONAL PROPERTY OF CHARACTER FOR
SALE

2 900 000 €

Ref. LA4013



Description

The Carine Thoniel Immobilier agency is offering this authentic 19th-century house for sale, located near the village of Grimaud, on 8 hectares of land, including 2 hectares of vineyards. The house offers nearly 400 m² of living space, including 4 en-suite bedrooms. It benefits from excellent amenities: heated swimming pool, tennis court, helipad, greenhouse and vegetable garden, set in beautiful, well-maintained grounds with a pond. In a quiet location close to amenities.

Key Features

- City : Grimaud
- Living area : 400 m²
- Land area : 84 000 m²
- View : Unobstructed - Countryside -
- Levels : 2
- Rooms : 7
- Property tax : 7 €
- Price: 2 900 000 €

Energy consumption

Energy rating 215 kWhEP / m².an (D) - Climate class 42 kg CO₂ / m².an (D)

Estimated annual energy costs for standard use, based on 2021 energy prices: 5740 € ~ 7870 €

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

- Well drilling
- Swimming pool
- Tennis court
- Fireplace
- Helipad
- Alarm system
- Heating : Air-conditioning, Gas
- Sanitation : Septic tank







Thoniel Immobilier

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Grimaud
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