



Carine Thoniel
IMMOBILIER

GRIMAUD

CONTEMPORARY SINGLE-STOREY VILLA WITH A
SWIMMING POOL, CLOSE TO THE BEACHES OF
GRIMAUD

990 000 €

Ref. LI4077



Description

A very attractive, recently built contemporary villa, entirely on one level, ideally situated in a particularly peaceful residential area, within easy reach of Grimaud's beaches, local shops and cycle paths.

Facing south, this bright villa benefits from a lovely landscaped garden with a 10 x 4 m swimming pool, perfectly integrated into a well-maintained and private setting.

The house comprises an entrance hall with a guest toilet, a beautiful, fully fitted open-plan kitchen with an adjoining pantry, and a spacious living/dining room opening onto large, sun-drenched terraces.

The sleeping area features a comfortable master bedroom with an en-suite shower room and toilet, as well as two further bedrooms sharing a second shower room.

A large 44 m² double garage completes the property, along with a spacious parking area with an automatic gate.

The villa and garden are immaculately maintained, offering a comfortable and harmonious living environment, ideal as a primary or secondary residence.

Key Features

- City : Grimaud
- Living area : 114 m²
- Land area : 680 m²
- Exposition : South
- View : Unobstructed - Garden
- Floor : Single-storey
- Levels : 1
- Built in 2017
- Property tax : 1 816 €
- Price: 990 000 €

Energy consumption

Energy rating 33.7 kWhEP / m².an (A) - Climate class 1.2 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2026 energy prices: 450 € ~ 630 €

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

Benefits

- Air-conditioning
- Irrigation sprinkler
- Swimming pool
- Electric gate
- Heating : Air-conditioning, Heat pump
- Sanitation : Main drainage







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