



Thoniel Immobilier



Carine Thoniel
IMMOBILIER

GRIMAUD

300 M² PROPERTY FOR SALE AT THE FOOT OF
THE VILLAGE OF GRIMAUD

2 370 000 €

Ref. MO4040



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Description

A 300 m² property, facing south, located at 5 minutes from the village of Grimaud, in a quiet and idyllic setting with a landscaped garden of over 2,000 m².

It comprises a 250 m² main house and a 50 m² guest house.

Main house:

- Ground floor: entrance hall, guest toilet, 90 m² living room with fireplace, fitted kitchen opening onto a covered terrace, study, one en-suite bedroom and laundry room.

- First floor: a master bedroom with dressing room and shower room, 2 large bedrooms with a shower room/WC and separate WCs. Ducted reversible air conditioning.

Guest house: 2 bedrooms, living room/fitted kitchen, shower room/WC, air conditioning.

Saltwater infinity pool, numerous covered terraces, patio with fountain and lock-up garage.

Landscaped garden: olive trees, citrus trees... Borehole and automatic watering system.

High-quality fittings and finishes.

Key Features

- City : Grimaud
- Living area : 300 m²
- Land area : 2 022 m²
- Exposition : South
- View : Garden
- Levels : 2
- Rooms : 8
- Built in 2002
- Property tax : 4 665 €
- Price: 2 370 000 €

Energy consumption

Energy rating 130 kWhEP / m².an (C) - Climate class 4 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2023 energy prices: 2424 € ~ 3280 €

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: 4 - Average amount of the current expense share: 150 € / yearly

You can consult our fee schedule on our website or by clicking on the link opposite



Grimaud
Golfe de Saint-Tropez

Benefits

- Air-conditioning
- Fireplace
- Swimming pool
- Irrigation sprinkler
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- Outdoor lighting
- Well drilling
- Electric gate
- Videophone
- Heating : Air-conditioning, Heat pump
- Hot water : Individual
- Sanitation : Main drainage







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