

2 250 000 €

Contact agency

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For sale villa

6 rooms

Surface : 213 m<sup>2</sup>

Surface of the living : 56 m<sup>2</sup>

Surface of the land : 2838 m<sup>2</sup>

Year of construction : Rénovée en 2007

Exposition : Sud Sud Ouest

View : Mer

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, POOL, double glazing, Laundry room, AIR CONDITIONING, Boules, FLOOR HEATING, Automatic gate, Close to the beaches, CALM

5 bedroom

2 terraces

3 showers

2 WC

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

16/08/2024 - Prix T.T.C



## Villa 2296 Grimaud

Between Grimaud and Sainte-Maxime, beautiful villa at 600 metres from the beach in a very peaceful setting on 2838 m<sup>2</sup> of a flat land. It comprises an entrance hall leading to a large 56 m<sup>2</sup> living room opening onto a 25 m<sup>2</sup> veranda. A separate kitchen fitted with Gaggenau appliances, two bedrooms sharing a large shower room and separate toilet and an office that can be used as a bedroom. A large utility room and guest toilet. Upstairs are two master suites with en suite shower rooms and toilets, one of which has a dressing room. Both open onto a lovely terrace with panoramic sea view. A traditional 6x12 m swimming pool with roller shutter and a petanque area complete this property.

Fees and charges :

2 250 000 € fees included

