



€ 2 250 000

**Buying 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 : roof tiles**

**Amenities :**

fireplace, pool, double glazing, Laundry room, air conditioning, Terrain de pétanque, Under 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** non contractuel

22/10/2024 - Prix T.T.C



### Villa Grimaud - Ref. V3346M - Mandate n°2296

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.

#### Legal information

2 250 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

