

**€ 2 990 000**

**Buying villa**

**5 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the land : 2823 m<sup>2</sup>**

**Exposition : Plein sud**

**View : Mer et Golf**

**Hot water : Electrique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Amenities :**

Pool, Fireplace, Bedroom on ground floor, Double Glazing, Secure domain, Automatic gate

4 bedroom

1 terrace

4 bathrooms

5 WC

1 garage

1 parking

**Fees and charges :**

Annual current expenses 12 000 €

Well condominium

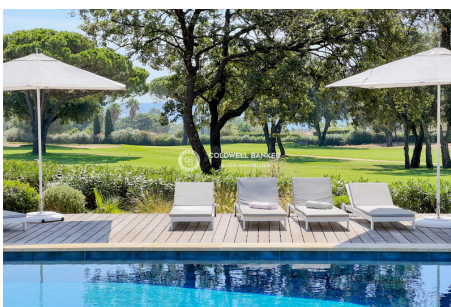
2 990 000 € fees included

06/07/2025 - Prix T.T.C



**Villa Grimaud**

We offer you this luxurious villa, completely renovated, with a direct view of the Beauvallon golf course and a glimpse of the sea. Located on a flat plot of 2,823 square meters facing south, it offers you a bright living room with high ceilings, a fully equipped Gaggenau open kitchen, and 4 en-suite bedrooms. Ducted air conditioning and home automation are installed throughout the villa. There is a double garage with a laundry room. The garden is very well maintained with irrigation, automatic lighting, and an audio system. The estate is monitored 24/7 by a security agent, and access is through two secure gates. The estate features a tennis court, a volleyball court, a swimming pool, and, most importantly, a private beach with a restaurant and sun loungers at your disposal. Included in the estate fees are water for garden irrigation and complete maintenance of your pool. Ref. : 394V2628M - Mandat n°2544



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Code NAF 6831Z - QBE 110 000 €