

€ 1 690 000

Buying villa

4 rooms

Surface : 143 m²

Surface of the land : 1200 m²

Year of construction : 1990

Exposition : Sud ouest

View : Dégagée sur les vignes et aperçu mer

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiles

Amenities :

Pool, Proche Plages, Fireplace,
Bedroom on ground floor, Service de
sécurité 24/7, Plage Privative, Calm,
Automatic gate, Secure domain

3 bedroom

1 terrace

3 showers

4 WC

1 garage

1 parking

Energy class (dpe) : E

**Emission of greenhouse gases
(ges) : B**

Fees and charges : Rés.T.T.C

Annual current expenses 11 000 €



Villa Grimaud

On the border between the Beauvallon golf course and hectares of protected vines, sober Provençal villa very well maintained within a secure luxury domain with 24/7 caretaker. On a flat plot of 1200 m² facing SOUTH-WEST, it offers a bright living room with high ceilings and covered terraces. Fitted kitchen with outdoor summer kitchen area / barbecue. 3 en-suite bedrooms, one of which has a beautiful sea view. Intimate interior patio. Large double garage of 30 m². Very well maintained garden with automatic watering and lighting. The entire interior lining of the swimming pool has just been redone. The facade and the interior paintings have also just been redone. Paved parking lot. The estate is monitored 24/7 by a security guard and access is via two secure portals. The estate benefits from a tennis court, a volleyball court, a swimming pool and above all a private beach with restaurant and deckchairs available. Ref. : 394V2491M - Mandat n°2320



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