

**€ 669 000**

**Buying house**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1990**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Piscines, Double Glazing, Secure domain, Automatic gate, Air conditioning

3 bedroom

2 terraces

2 bathrooms

2 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

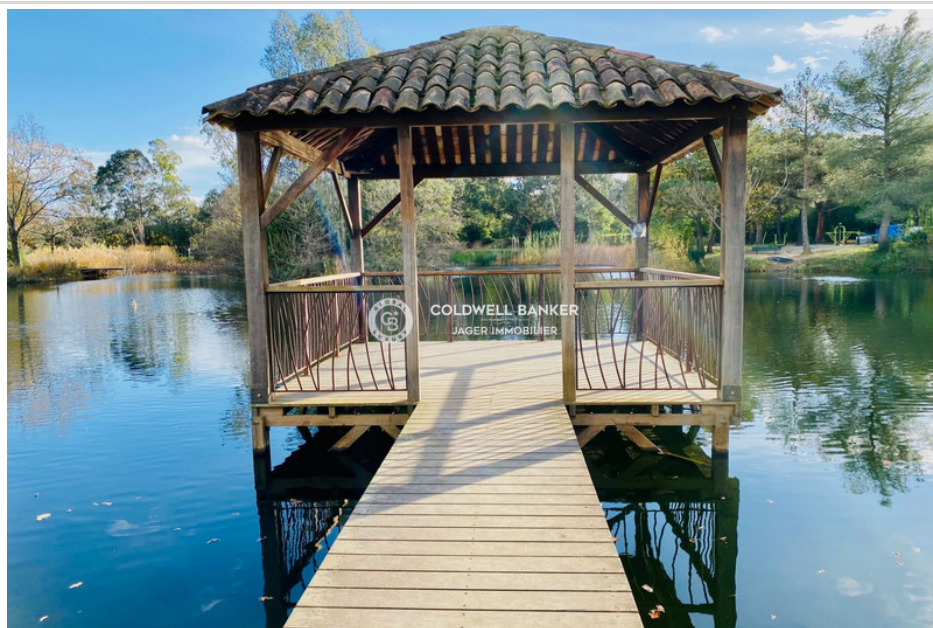
**Fees and charges :**

Annual current expenses 4 320 €

Well condominium

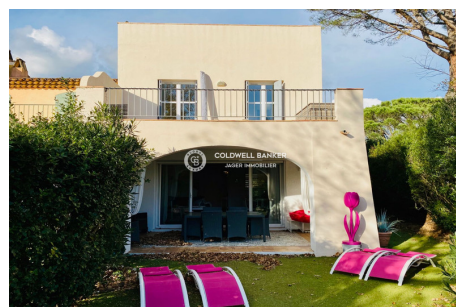
669 000 € fees included

30/04/2025 - Prix T.T.C



### House Grimaud

Charming house in an idyllic setting in the heart of the Gulf of Saint-Tropez. Succumb to the charm of this magnificent corner house of approximately 80 m<sup>2</sup>, nestled in a secure estate with caretaker, offering an exceptional living environment in a green park of 15 hectares. Spaces designed for your well-being. On the ground floor: A welcoming entrance leads to a bright living room that opens onto a terrace and a private garden with an unobstructed view of the lake. A modern and fully equipped kitchen completes this level, as well as a separate toilet. Upstairs: Three comfortable bedrooms, including a master suite with private bathroom and terrace, as well as an additional shower room. Equipment and services for an optimal quality of life. The area offers many advantages: Leisure and relaxation: swimming pools, tennis courts and children's areas in an exceptional natural environment. Practical services: mini-market and restaurants open in season, a few steps from your house. A strategic location. Just a few minutes from the sea and the charming village of Port Grimaud, this house benefits from an ideal location to fully enjoy the Gulf of Saint-Tropez, while benefiting from a peaceful and green setting. Don't miss this unique opportunity to acquire a home that is as elegant as it is functional, perfect for a family vacation or a profitable rental investment. Contact us today to arrange a viewing! Ref. : 394V2960M - Mandat n°2666



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Code NAF 6831Z - QBE 110 000 €