

€ 2 150 000

**Buying villa**

**6 rooms**

**Surface : 261 m<sup>2</sup>**

**Surface of the land : 2606 m<sup>2</sup>**

**Year of construction : 2006**

**Exposition : Est Sud est**

**View : Dégagée Campagne**

**Hot water : électrique**

**Inner condition : good**

**External condition : good**

**Amenities :**

Piscine chauffée à débordement, Vue dégagée campagne, Residential area, Fireplace, Air conditioning, Double Glazing, Automatic Watering, Laundry room, Quiet, Portail automatique et alarme

4 bedroom

1 terrace

2 bathrooms

2 showers

4 WC

1 garage

4 parkings

**Energy class (dpe) : B**

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

18/01/2025 - Prix T.T.C

Fees and charges :



Villa Grimaud

Beautiful unobstructed view of the countryside for this superb recent villa, located close to the village, measuring 261 square meters on a 2606 square meters enclosed and beautifully landscaped garden with an infinity heated pool. Very large living room with fireplace and bay windows opening onto the terraces, fully equipped kitchen, and dining room. 4 beautiful suites with dressing rooms, 2 full bathrooms, and 2 shower rooms. Office. Laundry room. Gym. Garage. High-end amenities. Absolute tranquility, no overlooking neighbors. Automatic watering system, alarm, lighting, automatic gate, salt-heated pool. The villa is in the heart of a secure domain with tennis courts and benefits from a spectacular view of the hills and vineyards. Ref. : 394V2373M - Mandat n°1632



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