

€ 1 995 000

**Buying villa**

**5 rooms**

**Surface : 240 m<sup>2</sup>**

**Surface of the land : 1717 m<sup>2</sup>**

**Year of construction : 2017**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Amenities :**

Pool, Pool house, Domaine fermé,  
Fireplace, Bedroom on ground floor,  
Double Glazing, garage, Calm,  
Automatic gate, Air conditioning

4 bedroom

1 terrace

4 bathrooms

5 WC

1 garage

1 parking

**Fees and charges :**

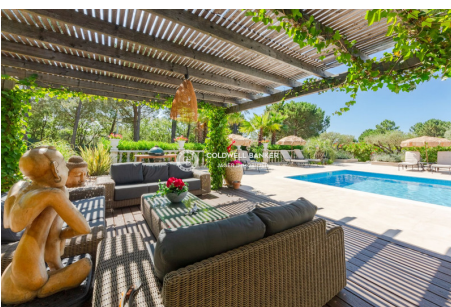
1 995 000 € fees included

20/05/2024 - Prix T.T.C



**Villa Grimaud**

We offer for sale this comfortable villa built in 2017 within a secure upscale estate located in the old village of Grimaud and Port-Grimaud. With a surface area of 220 m<sup>2</sup>, it offers on the ground floor: An entrance hall with a cloakroom and guest toilet; A bright living room with a fireplace and a view of the pool; The large fully equipped open kitchen with a dining area; A ground-floor en-suite bedroom. A large covered terrace with a bar and a summer kitchen extends the living room towards the outdoor terraces and the pool area. Upstairs: Two en-suite bedrooms and a large master bedroom with a dressing room and a balcony. Comfortable terraces and olive trees surround the pool and open onto the property's shaded pine forest, making it a fantastic play space for children. Approximately 30 m<sup>2</sup> garage and parking for several cars. The garden has a complete lighting system as well as automatic watering. Several fountains also adorn the property. A must-see! Ref. : 394V2568M - Mandat n°2411



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Code NAF 6831Z - QBE 110 000 €