

**€ 1 850 000**

**Buying villa**

**5 rooms**

**Surface : 225 m<sup>2</sup>**

**Surface of the land : 1775 m<sup>2</sup>**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Pool, Plage privée, Fireplace,  
Bedroom on ground floor, Double  
Glazing, Secure domain, Calm, Court  
de Tennis, Agent de sécurité 24/7

4 bedroom

1 terrace

3 bathrooms

4 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

Annual current expenses 12 000 €

Well condominium



### Villa Grimaud

At the border of Beauvallon Golf Course stands a well-maintained single-story villa of 225 m<sup>2</sup>, located in a high-end secure estate with a 24/7 available guard. Built on a flat plot of 1757 m<sup>2</sup> facing southwest, this villa offers a bright living room with significant ceiling height, a dining area, and covered terraces to enjoy the garden. There's a fully equipped independent kitchen with a pantry space and an adjoining cellar. It comprises 2 ensuite bedrooms, while two other bedrooms share a shower room. There's a double garage of 30 m<sup>2</sup>. The garden, secluded, is equipped with an automatic watering and lighting system. A 5x10m swimming pool adds to the outdoor charm. Parking space for up to 4 vehicles is available. The estate's security is ensured 24/7 by a security guard, with access controlled by two secure gates. The estate offers recreational amenities such as a tennis court, volleyball court, swimming pool, and notably, a private beach with a restaurant and sun loungers available. The estate fees include water for garden irrigation as well as year-round maintenance of the pool. Ref. : 394V2856M - Mandat n°2585



Jager Immobilier - Passage du Cros - 83310 Grimaud

Tél: +33 (0)4 94 43 71 44 - Fax: +33 (0)4 94 81 32 17 - info@jager-immobilier.com

Carte professionnelle CPI n° 8304 2018 000 028 555 - RCS FREJUS 752 947 465 000 15 - SARL 5000 €

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