

€ 1 690 000

Buying villa

5 rooms

Surface : 180 m²

Surface of the land : 1600 m²

Year of construction : 1990

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

Pool, Ponton d'amarrage, Fireplace,
Bedroom on ground floor, Place
privative, Secure domain, Calm, A
walk to the beach, Service de sécurité

4 bedroom

1 terrace

4 bathrooms

5 WC

1 garage

5 parkings

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

Fees and charges :

Annual current expenses 11 000 €

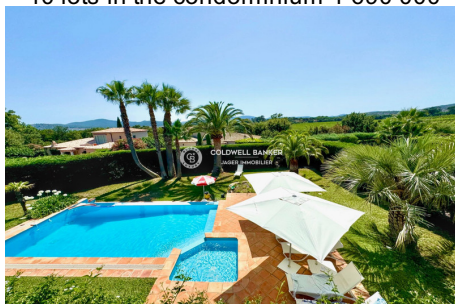
Well condominium T.T.C

40 lots in the condominium 1 690 000



Villa Grimaud

Nestled at the border of Beauvallon Golf and just a short stroll from the beach, this elegant Provençal villa is situated within a prestigious, gated estate, offering 24/7 security. Set on a flat 2,350 m² plot with a southwest orientation, the villa boasts a luminous living space with soaring ceilings and expansive covered terraces. The fully equipped kitchen features an outdoor summer kitchen and barbecue area, perfect for al fresco dining. Accommodations include four en-suite bedrooms, two of which are conveniently located on the ground floor, ensuring both privacy and accessibility. A charming interior patio offers an intimate retreat, while a generous 30 m² double garage provides ample storage space. The meticulously maintained garden, with automatic irrigation and lighting, enhances the sense of tranquility. The estate's expansive parking area comfortably accommodates up to ten vehicles. Residents of this exclusive community enjoy 24/7 surveillance by a dedicated security guard, with access through two secure gates. In addition to the villa's privacy, the estate offers exceptional amenities, including a tennis court, a volleyball court, a swimming pool, and, most notably, a private beach with a restaurant and sunbeds reserved exclusively for residents. A private dock, available solely for the estate, can accommodate several vessels simultaneously. The estate's maintenance charges include water for garden irrigation as well as full, year-round pool upkeep, ensuring effortless luxury living. Ref. : 394V2926M -



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