

€ 1 995 000

Buying villa

6 rooms

Surface : 167 m²

Surface of the living : 37 m²

Surface of the land : 1400 m²

Year of construction : 2000

Exposition : Sud

View : Golf beauvallon

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Amenities :

Pool, Plage privée, à pied de la plage,
Ponton d'amarrage, Bedroom on
ground floor, Tennis domaine,
Service de sécurité, Calm, Alarm, Air
conditioning

4 bedroom

1 terrace

4 bathrooms

1 shower

5 WC

1 garage

2 parkings

Energy class (dpe) : D

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

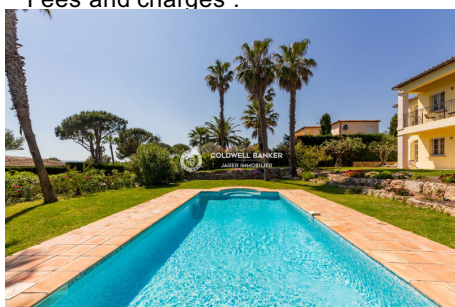
01/07/2025 - Prix T.T.C

Fees and charges :



Villa Grimaud

Bordering the prestigious Beauvallon golf course and just steps from the beach, this Provençal villa is located in the heart of a secure estate, offering an exceptional living environment with 24/7 security service. Built on a flat, south-facing plot of 1,400 m², the villa features a spacious living/dining room with a fireplace, a generously sized, light-filled living room with high ceilings, and a spacious covered terrace. The separate kitchen is fully equipped. It offers 2 bedrooms on one level with en suite bathrooms. Upstairs, 2 large bedrooms with bathroom, toilet and dressing room, one of which has a balcony and sea view, offer comfort and privacy to its occupants as well as a 3rd small spare bedroom/office. A spacious double garage of 30 m² completes this property. The meticulously maintained garden, with its watering system, is a true haven of peace. The parking lot can accommodate up to four vehicles. The estate benefits from permanent surveillance by security guards and access is via two secure gates, guaranteeing absolute peace and quiet. Residents can enjoy numerous amenities, such as a tennis court, a volleyball court, a swimming pool, as well as a private beach reserved exclusively for members of the estate. A restaurant and private deckchairs await you on the beach, while a mooring pontoon, for the exclusive use of residents, allows several units to be accommodated simultaneously. The estate's charges include garden irrigation as well as full maintenance of the swimming pool throughout the



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