

€ 2 400 000

Buying villa

4 rooms

Surface : 250 m²

Surface of the land : 2957 m²

Year of construction : 2012

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

Pool, Fireplace, Bedroom on ground floor, Double Glazing, Calm, Alarm, Air conditioning

4 bedroom

1 terrace

2 bathrooms

2 showers

5 WC

1 garage

1 parking

Emission of greenhouse gases (ges) : A

Fees and charges :

2 400 000 € fees included

17/06/2025 - Prix T.T.C



Villa Grimaud

Located within a sought-after private estate, between the charming, authentic village of Grimaud and the lakeside town of Port-Grimaud, this Provençal villa will captivate you with its elevated position and generous 2,950 m² plot, beautifully landscaped with Mediterranean species such as palm trees, olive trees, and a pine grove that enhances its undeniable southern charm. Offering approximately 222 m² of living space, the villa is laid out as follows: On the ground floor, a bright living room with a fireplace and large bay window opens onto a spacious covered terrace, naturally extending the living area outdoors and offering a lovely view of the pool and garden. The adjoining dining room also enjoys a direct view of the pool. The fully equipped kitchen is complemented by a large pantry/laundry room and a separate service entrance. This level also hosts a large suite with a walk-in closet and a full bathroom (shower, bathtub, and toilet). Upstairs, three spacious en-suite bedrooms feature custom oak wardrobes. Each room offers a view over the garden, the swimming pool, and the surrounding hills. For optimal comfort throughout the year, the villa is equipped with ducted reversible air conditioning and double glazing. The 14-meter heated pool, surrounded by expansive sun terraces, enjoys ideal exposure throughout the day. A large double garage provides space for two vehicles as well as two-wheelers, with a covered access linking the garage to the villa's laundry room for added convenience. This villa offers generous



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Code NAF 6831Z - QBE 110 000 €