

Price on request

Buying house

5 rooms

Surface : 170 m²

Surface of the land : 2400 m²

Year of construction : 1990

Exposition : Sud est

View : Aperçu mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

Pool, Domaine sécurisé, Fireplace,

Bedroom on ground floor, Double

Glazing, Calm, Air conditioning

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garages

1 parking

Emission of greenhouse gases (ges) : A

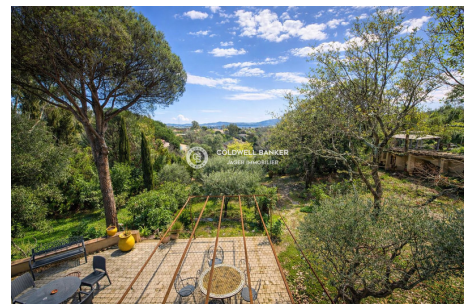
Fees and charges :

01/02/2026 - Prix T.T.C



House Grimaud

Located within a secure estate close to Port Grimaud and the beaches, this Provençal-style villa, offering a sea glimpse, was built in the early 1990s and features approximately 170 sqm of living space, set on a beautifully landscaped 2,414 sqm plot. On the ground floor, the villa comprises an entrance hall with cloakroom and guest WC, a living room with fireplace, and a separate kitchen opening onto the exterior through two large covered terraces. There is also a bedroom, a bathroom with WC, as well as a second bedroom set on a mezzanine with an adjoining attic. A garage and a utility room/laundry complete this level. Upstairs, the property offers two additional bedrooms, a spacious bathroom, and a roof terrace. The landscaped grounds, planted with Mediterranean species (olive trees, oaks, palm trees, pines), feature numerous open and covered terraces surrounding the villa. The property also includes a 10 x 5 m swimming pool with cover, surrounded by generous sun terraces. An adjacent workshop provides storage areas and sanitary facilities and could easily be converted into a pool house. A second gated entrance provides access to a second garage and serves as a service entrance for garden maintenance. The villa is in good overall condition but would benefit from modernisation, and also offers a significant residual building potential, representing a genuine opportunity for further development. Ref. : 394V3144M - Mandat n°2719



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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