

€ 4 350 000

**Buying villa**  
**6 rooms**

**Surface of the land** : 5147 m<sup>2</sup>

**Hot water** : Chauffe-eau Individuelle

**External condition** : Excellent état

**Amenities** :

Air conditionné, Double Glazing,  
Fenêtres coulissantes, Internet,  
Ventilation simple flux, Vide sanitaire,  
Barbecue, Clôture, Éclairage  
extérieur, Fibre optique, Alarm,  
digicode, Intercom, Portail électrique,  
Vidéophone, Pool

5 bedroom

1 bathroom

3 showers

1 WC

**Energy class (dpe)** : B

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

Fees and charges :

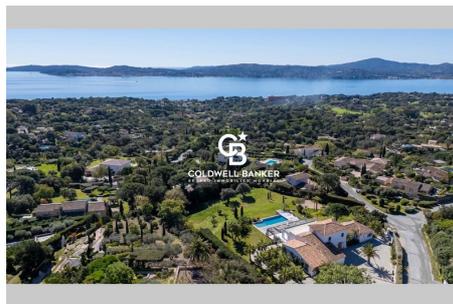
4 350 000 € fees included

30/04/2025 - Prix T.T.C



### Villa Grimaud

Our agency is pleased to present this carefully renovated property, ideally located in the heart of the prestigious and secure Beauvallon estate, offering panoramic views of the Mediterranean Sea and the village of Saint-Tropez. Set on a 5,000 m<sup>2</sup> plot, the villa offers approximately 300 m<sup>2</sup> of living space, with generous volumes in an exceptional setting. On the main level, a spacious, light-filled living area opens onto a large semi-covered terrace overlooking the landscaped garden. The living space includes a fully equipped open-plan kitchen, a dining area, and a TV lounge. This level also features a master suite with dressing room and private bathroom, along with two additional en-suite bedrooms. Upstairs, an additional en-suite bedroom benefits from access to a rooftop terrace. On the garden level, a swimming pool with wooden deck is complemented by a pool house. The outdoor areas are impeccably maintained, with a landscaped garden featuring automatic irrigation and lighting, a double garage, and paved parking area. A rare property combining comfort, sea view, and secure environment, in the heart of the Gulf of Saint-Tropez. Ref. : 394V85796996M - Mandat n°2706



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Code NAF 6831Z - QBE 110 000 €