

€ 2 395 000

**Buying villa**

**7 rooms**

**Surface : 240 m<sup>2</sup>**

**Surface of the land : 1624 m<sup>2</sup>**

**Year of construction : 1960**

**Exposition : Plein sud**

**View : Dégagée**

**Inner condition : good**

**External condition : exceptional**

**Amenities :**

Pool, Pool house, Fireplace,

Bedroom on ground floor, Double

Glazing, Calm

6 bedroom

2 terraces

1 bathroom

4 showers

7 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases**

**(ges) : B**

**Fees and charges :**

Annual current expenses 1 000 €

Well condominium T.T.C

2 395 000 € fees included



**Villa Grimaud**

Jager Immobilier offers you this charming property for sale located in a quiet environment within a private domain and close to the village of Grimaud. This villa offers you an area of approximately 290 m<sup>2</sup> on a plot of 1,450 m<sup>2</sup>, it is composed on the Ground Floor: A spacious living room including the dining room and the living room; an equipped independent kitchen; 3 bedrooms each with their own shower room / Bathroom and WC; 1 separate apartment with a bathroom opening onto the terrace; 1 storage space that can be converted into a bedroom. Upstairs : A beautiful bedroom with its balcony to admire this beautiful unobstructed view; a bathroom with WC. Two possible accesses to access the house; a garage ; a cave. Ref. : 394V2382M - Mandat n°2223



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