

€ 4 850 000

**Buying villa**

**6 rooms**

**Surface : 310 m<sup>2</sup>**

**Surface of the land : 2891 m<sup>2</sup>**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Amenities :**

Pool, sea view, Fireplace, Bedroom on ground floor, Double Glazing, Secure domain, Calm, Automatic gate, Air conditioning

5 bedroom

1 terrace

3 bathrooms

2 showers

6 WC

1 garage

1 parking

**Fees and charges :**

4 850 000 € fees included

29/04/2024 - Prix T.T.C



**Villa Grimaud**

Renovated Villa with Taste in a Secure Estate 10 Minutes from Port-Grimaud with Sea View. Discover this 310 sqm villa nestled within a secure estate, offering a spectacular view of the sea, Hotel de Beauvallon, and the Cap Camarat lighthouse. Key Features: Ground Floor: - The villa's entrance welcomes you with elegance, featuring a guest WC and a refined vestibule. - The living room boasts an impressive high ceiling, exposed beams, a fireplace, and also includes a library area. - The fully equipped open-plan kitchen is adorned with marble. - An adjacent pantry and laundry room with a service entrance. - The dining area, ideally situated, is perfect for unforgettable shared moments. - Three en-suite bedrooms, each with an elegant dressing area, offer absolute comfort and privacy. All living areas open up to the sea view through large sliding glass doors, as well as to a covered terrace. Upper Floor: - Two en-suite bedrooms with spacious walk-in closets and access to private terraces for enjoying the sea view. There is also an office space with a solarium. Exterior: - A pool is located just in front of the villa, slightly set back, and is surrounded by a spacious beach area for your enjoyment. - A pool house with a barbecue, dining area, and lounge. - Panoramic views of the sea, Hotel de Beauvallon, and Cap Camarat. - A garage to protect your vehicles. - Petanque court for leisurely moments with a sea view. Location: This villa is strategically situated, near the Beauvallon Golf Club, with the possibility of direct access to Port-Grimaud,



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