

€ 3 495 000

Buying villa

8 rooms

Surface : 170 m²

Surface of the land : 220 m²

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

Pool, Fireplace, Double Glazing,
Secure domain, Calm, Air
conditioning

6 bedroom

2 terraces

3 showers

3 WC

2 parkings

Fees and charges :

3 495 000 € fees included

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



Villa Grimaud

We are delighted to present this remarkable property in Port-Grimaud, comprising two fisherman's houses with mooring capacity for a 22-meter vessel. First House – Elegantly Renovated With a total area of 80 m² spread over two levels, this bright house has been tastefully renovated. • Ground Floor: A welcoming entrance with a cloakroom, a luminous living room featuring a large bay window that opens onto a covered terrace and a lush garden. A semi-open American-style kitchen offers a pleasant view of the garden. • First Floor: Two spacious bedrooms with high ceilings, a modern shower room, and a separate WC. The garden includes a pool and direct access to the mooring dock. Second House – To Modernize, with Incredible Potential With a surface area of 100 m² spread over three levels: • Ground Floor: A large living room with an American-style kitchen opening onto a terrace and garden. • Upper Floors: Each floor offers two bedrooms, a shower room, and a separate WC. The top-floor bedroom boasts a private terrace with breathtaking views of the canals and surrounding hills. Unmatched Potential These two houses can be combined to create a single, unique residence featuring a 100 m² living area, six bedrooms, and a spacious 200 m² garden. This exceptional property combines comfort, a prime location, and a fully owned 22-meter private mooring dock—a truly rare find! Ref. : 394V2965M - Mandat n°1313



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