



✉ info@provensal.net

☎ 04 94 96 00 18

1 490 000 €

**Buying villa**

**8 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the living : 97 m<sup>2</sup>**

**Surface of the land : 1600 m<sup>2</sup>**

**Year of construction : 1982**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground

floor, double glazing, Automatic

Watering, Automatic gate, calm

5 bedroom

3 terraces

2 bathrooms

1 shower

4 WC

5 parkings

**Energy class (dpe) : C**

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

Document non contractuel

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



**Villa Ref. : 300V4751M Grimaud**

Pretty charming villa with swimming pool and outbuilding for sale between Sainte-Maxime and Grimaud Ideal for golfers Located in the heart of the superb 18-hole Beauvallon golf course, between Sainte-Maxime and Grimaud, this Provencal villa with swimming pool and outbuilding offers an exceptional living environment, just a few steps from the sea. In a calm and residential environment, this villa with a total living area of 220 m<sup>2</sup> is located on a flat plot of approximately 1600 m<sup>2</sup>, offering a pleasant and spacious living space. The main villa of 190 m<sup>2</sup> consists of an entrance, a living room with fireplace, a dining room opening onto a terrace, and a fitted and equipped kitchen with an island. It also has three bedrooms, a bathroom and an office space. Upstairs, you will find a master bedroom with dressing room, a bathroom and a solarium to enjoy the unobstructed views. The property also includes a beautiful independent F2 apartment of approximately 30 m<sup>2</sup>, in perfect condition, facing the swimming pool, offering total independence for your guests or to generate rental income. The exterior of the villa is a real asset: a beautiful landscaped garden, a covered terrace with summer kitchen, a pétanque court and a garden storage area complete this beautiful property. The villa benefits from an



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SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel