



✉ info@provensal.net

☎ 04 94 96 00 18

2 750 000 €

**Buying villa**

**7 rooms**

**Surface : 267 m<sup>2</sup>**

**Surface of the living : 68 m<sup>2</sup>**

**Surface of the land : 3750 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, electric blinds, fireplace,

Bedroom on ground floor,

Automatic Watering, Laundry room,

calm

4 bedroom

3 terraces

3 bathrooms

1 shower

4 WC

2 garages

5 parkings

**Energy class (dpe) : D**

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

Document non contractuel

19/05/2025 - Prix T.T.C



**Villa Ref. : 300V4704M Grimaud**

Property with swimming pool and sea view over the Gulf of Saint-Tropez for sale between Sainte-Maxime and Grimaud Villa for sale in a highly sought-after area between Sainte-Maxime and Grimaud, offering a lovely sea view over the Gulf of Saint-Tropez. Ideally located near an 18-hole golf course, this 7-room villa benefits from a living area of 270 m<sup>2</sup> on a spacious plot of 3700 m<sup>2</sup>. The villa comprises a main level with: Entrance, bright living room and dining room with fireplace, opening onto a 100 m<sup>2</sup> reception terrace, fitted and equipped kitchen, pantry/laundry room, office/veranda, 2 en-suite bedrooms. On the upper floor, a master bedroom with reversible air conditioning, dressing room and bathroom. On the garden level, an independent bedroom with bathroom completes the whole. The landscaped garden features an 11x6 m swimming pool, 2 garages, a bowling green, and a sauna. Automatic lighting and a watering system are installed, as well as a borehole for irrigation. This villa offers a privileged living environment, ideal for lovers of calm and nature. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Fees and charges :



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime

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Carte professionnelle n°8304 2016 000 014 928 CCI du Var- RCS 487 681 140

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