



✉ info@provensal.net

☎ 04 94 96 00 18

799 000 €

Buying villa

4 rooms

Surface : 130 m²

Surface of the living : 54 m²

Surface of the land : 850 m²

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

09/05/2025 - Prix T.T.C



Villa Ref. : 300V4779M Grimaud

**** PURCHASE OFFER ACCEPTED BY OUR AGENCY**** EXCLUSIVE. Pretty Provencal-style semi-detached villa with swimming pool for sale 100 meters from the 18-hole Beauvallon golf course and 400 meters from the sea between Ste Maxime and Grimaud. Built on a flat plot, this 2-level house has 4 main rooms, a garage and a basement for a living area of 130 m². It consists of a large 53 m² living room with fireplace opening onto a terrace, a fitted US kitchen, 3 bedrooms, a bathroom with shower and bathtub. Double glazing, reversible air conditioning... Outside: pleasant 17 m² covered terrace facing the 11X5 swimming pool (with work to be done), shower, garden and storage for garden tools. South exposure. A beautiful, quiet location, ideal for a holiday home to spend quality time with family and friends! Information on the risks to which this property is exposed is available at www.georisques.gouv.fr. **** SUBJECT TO PURCHASE OFFER ACCEPTED BY OUR AGENCY**** EXCLUSIVE.

Fees and charges :

Well condominium

4 lots in the condominium 799 000 € agency fees 4,76% à the responsibility of the



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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