

€ 1 295 000

**Buying villa**

**5 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the land : 3500 m<sup>2</sup>**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : Arénover**

**External condition : Arénover**

**Couverture : tiles**

**Amenities :**

Pool, Bedroom on ground floor, Calm

4 bedroom

3 bathrooms

1 garage

1 cellar

**Fees and charges :**

1 295 000 € fees included

06/07/2025 - Prix T.T.C



### Villa Grimaud

Jager Coldwell Banker agency is delighted to present this property full of potential for sale in Grimaud, offering a view of the sea. With a total surface area of 3500 m<sup>2</sup> facing South-East towards the sea and surrounded by greenery, this property is nestled in a peaceful area, away from disturbances. It consists of two existing buildings: a single-story house of approximately 115 m<sup>2</sup> with a garage and annexes, as well as a caretaker's house of approximately 55 m<sup>2</sup>, both in need of renovation. This property offers an interesting building potential, with a footprint of 18% for constructions (approximately 630 m<sup>2</sup>) and 12% for terraces, access roads, etc. Possibility to split the plot and build two houses. The installation of a fire hydrant or a 120 m<sup>2</sup> tank is to be planned. A great opportunity offering both tranquility, sea view, and development potential. Ref. : 394V2854M - Mandat n°2582



Jager Immobilier - Passage du Cros - 83310 Grimaud

Tél: +33 (0)4 94 43 71 44 - Fax: +33 (0)4 94 81 32 17 - info@jager-immobilier.com

Carte professionnelle CPI n° 8304 2018 000 028 555 - RCS FREJUS 752 947 465 000 15 - SARL 5000 €

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