

€ 2 290 000

**Buying villa**

**6 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the land : 2376 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Pool, Poolhouse, Underfloor heating,  
Fireplace, Bedroom on ground floor,  
Double Glazing, drilling, Calm, Alarm,  
air conditioning

4 bedroom

1 terrace

2 bathrooms

2 showers

5 WC

2 garages

1 parking

1 cellar

**Fees and charges :**

2 290 000 € fees included

09/03/2025 - Prix T.T.C



### Villa Grimaud

We are delighted to present, exclusively through our agency, this villa set in an elevated position within a secure estate, just 5 minutes from Port Grimaud. Boasting a commanding position on gently sloping grounds, it offers panoramic views of the sea and surrounding hills, stretching from Saint-Tropez to the village of Grimaud. Ground Floor • A spacious living room with high ceilings, exposed beams, and a bay window offering a breathtaking view. • The dining room connects the living area to the semi-open kitchen. • A large terrace (partly covered) extends the living spaces outdoors, allowing you to fully enjoy the stunning panorama. • Also on this level: a bedroom with shower room and dressing room, an office, a large laundry/utility room, and a garage. Upper Floor • A master bedroom with en-suite bathroom and access to a rooftop terrace. Garden Level • Two bedrooms, a shower room, and a separate toilet. • A cellar and storage space. • Connections are already in place for the addition of a second shower room. Heating is provided by underfloor heating powered by a heat pump, supplemented by reversible air conditioning. Exterior • A 5 × 10 m salt-treated infinity pool, accompanied by a pool house with a summer kitchen. • A covered and enclosed terrace featuring a shower and toilet, which could serve as the basis for creating a fifth bedroom. The property benefits from dual access (a gate at both the top and bottom of the grounds), a second garage, two carports, and a workshop. The garden is equipped with an



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