

€ 1 990 000

**Buying villa**

**5 rooms**

**Surface : 194 m<sup>2</sup>**

**Surface of the land : 1300 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : exceptional**

**Couverture : tiles**

**Amenities :**

Pool, Laundry room, Fireplace,

Bedroom on ground floor, Double

Glazing, garage, Alarm, Air

conditioning

4 bedroom

2 terraces

1 bathroom

2 showers

4 WC

1 garage

2 parkings

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

Annual current expenses 12 000 €

Well condominium

1 990 000 € fees included



**Villa Grimaud**

Villa Facing the Golf Course in a Gated Residential Estate with Security Guards and Private Beach We present in exclusivity through our agency, this beautiful villa located in the heart of a prestigious gated residential estate, facing the Beauvallon Golf Course and steps from a private beach. With a total surface of 194 m<sup>2</sup>, it is composed as follows: (Later it says 195 m<sup>2</sup>) Ground Floor A very bright living room with high ceilings and exposed beams. There is a wooden fireplace for cozy winter days. Four large windows open onto the terraces, offering a view of the large garden and the Beauvallon Golf Course. A wrap around covered terrace, equipped with electric awnings, seamlessly connect to the garden and the pool area. There is an intimate interior patio with shade sails, sheltered from prevailing winds. The separate kitchen has been fully renovated with high-end materials and state of the art equipment. Next, there is a master bedroom with an Italian-style shower, double sink, and WC and Bidet. French doors provide direct access to the garden, offering stunning views of the pool, garden, and golf course. The spacious office, with full-height custom-made dressing, can be converted into a 4th bedroom, complete with its own private shower room and direct access to the garden. First floor Two large bedrooms; one with private shower, WC, Bidet, and dressing room, with large windows opening onto the garden and the golf course; the other has a full bathroom with bathtub, WC and Bidet, benefiting from a large balcony offering panoramic views of the garden, the golf course, the surrounding hills, and the sea. Additional features A double garage with a laundry area. The entire villa is equipped with ducted reversible air conditioning. The landscaped garden is fully planted and features automatic lighting and irrigation...

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14/03/2025 - Prix T.T.C



**Villa Grimaud**

...n system. The 5x10m heated swimming pool is surrounded by a stone deck. The gated residential estate also offers: 24/7 security monitoring by professional guardians, with access through two secured gates. There is a tennis court steps from the villa for exclusive use of the residents in Les Parcs, a volleyball court, an Olympic size swimming pool, and most importantly a private beach with sun loungers for residents and a recently renovated restaurant. A private docking pier for your boat is also available. This villa offers a privileged quiet setting, exclusive services, and all the comforts you need.

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Ref. : 394V2989M - Mandat n°2689



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