

€ 3 495 000

**Buying villa**

**8 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the land : 220 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Pool, Fireplace, Double Glazing,  
Secure domain, Calm, Air  
conditioning

6 bedroom

2 terraces

3 showers

3 WC

2 parkings

Fees and charges :

3 495 000 € fees included

10/01/2025 - Prix T.T.C



**Villa Grimaud**

We are delighted to present this remarkable property in Port-Grimaud, comprising two fisherman's houses with mooring capacity for a 22-meter vessel. First House – Elegantly Renovated With a total area of 80 m<sup>2</sup> spread over two levels, this bright house has been tastefully renovated. • Ground Floor: A welcoming entrance with a cloakroom, a luminous living room featuring a large bay window that opens onto a covered terrace and a lush garden. A semi-open American-style kitchen offers a pleasant view of the garden. • First Floor: Two spacious bedrooms with high ceilings, a modern shower room, and a separate WC. The garden includes a pool and direct access to the mooring dock. Second House – To Modernize, with Incredible Potential With a surface area of 100 m<sup>2</sup> spread over three levels: • Ground Floor: A large living room with an American-style kitchen opening onto a terrace and garden. • Upper Floors: Each floor offers two bedrooms, a shower room, and a separate WC. The top-floor bedroom boasts a private terrace with breathtaking views of the canals and surrounding hills. Unmatched Potential These two houses can be combined to create a single, unique residence featuring a 100 m<sup>2</sup> living area, six bedrooms, and a spacious 200 m<sup>2</sup> garden. This rare property in Port-Grimaud combines elegance, comfort, and an exceptional location. An opportunity not to be missed! Ref. : 394V2965M - Mandat n°1313



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