

Jocelyne LHERMITTE  
Tel: 06 77 79 44 85  
abcinfos@orange.fr  
www.port-grimaud-immobilier.fr

Azur Beach & Co sarl au capital de 160000€  
RCS St Tropez 497 652 032



**aBc immobilier**

20, Place François SPOERRY  
24, place des Artisans  
83310 - PORT GRIMAUD  
Tel: 04 94 56 18 30

- Document non contractuel -

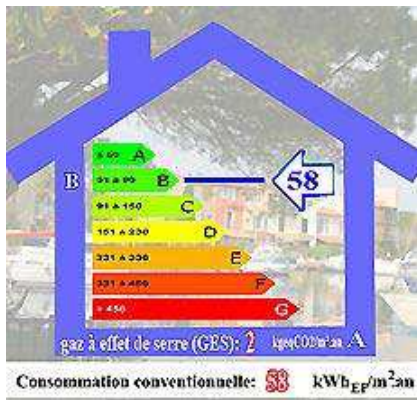
**GRIMAUD**

Ref.: **525v**

Price: **2 650 000 €** Prix net,  
honoraires d'agence 6% ttc compris à la charge du vendeur et hors frais notariés

**Very beautiful contemporary villa** of approximately **250sqm**, on land of **2041sqm** with a **12x5m Swimming pool** and a **41sqm** garage in a residential area close to the sea .

It provides :



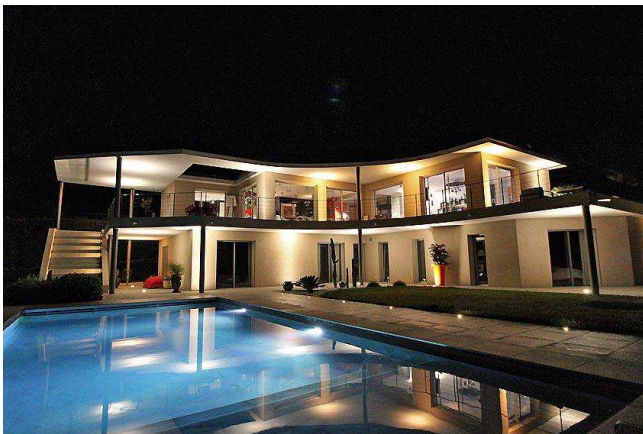
On the ground floor :

- An entrance hall with a toilet
  - A vast living room enlightened by large bay windows (Sécurité glass) and composed of:
    - A fully arranged and equipped open kitchen
    - A back kitchen
    - A dining room
    - A lounge with a "focus "chimney
    - A large terrace of 90m2 with a glimpse of the Sea
- Integrated reversible air conditioning

On the Garden Level :

- A master bedroom with a dressing room, en-suite bath room comprising of a two-seater whirlpool bath, a hammam shower and a separate toilette
- A bedroom with en-suite shower room and a separate toilette
- Two bedrooms
- A shower room and a separate toilette
- All bedrooms have direct access to the garden and have reversible cassette air-conditioning

A utility room and a refrigerated wine cellar



•Consommations énergétiques: **58 kWh ep/m² An. (B)**

•Emissions de gaz à effet de serre: **2 Kg eq CO2/m² An. (A)**