

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.: **697v**

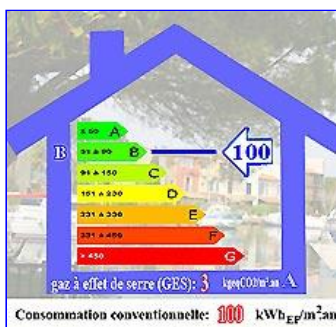
Price: **1 445 000 €** Prix net,
honoraires d'agence compris à la charge du vendeur et hors frais notariés

Large Provençal-style villa on a wooded and enclosed plot of **2000 m²** with large swimming pool, pool house, in a quiet and residential area of Grimaud, 400m from the sea.

It provides:

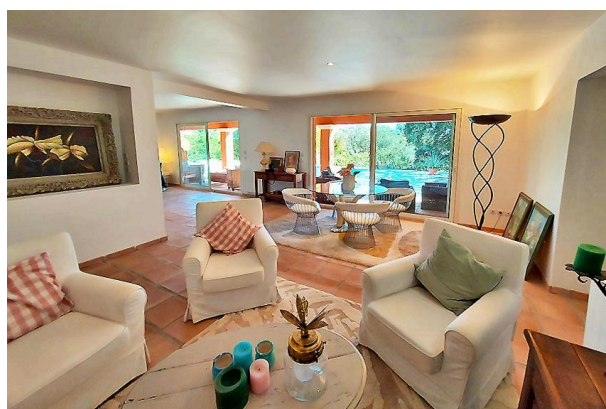
On the ground floor :

- an entrance hall
- an open, fitted and equipped kitchen
- a wine cellar
- a guest toilet
- 2 bedrooms with private bathroom and toilet
- a partly sheltered terrace



On the 1st floor :

- Three en-suite bedrooms with bathrooms m / wc , 2 of which are air-conditioned and have access to an open loggia.
- **Swimming Pool of 10m**
- Very good condition
- Year of construction: 2009



•Consommations énergétiques: **93 KWh ep/m² An. (C)** •Emissions de gaz à effet de serre: **3 Kg eq CO₂/m² An. (A)**