

Jocelyne LHERMITTE

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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: **1 299 000 €** Prix net,

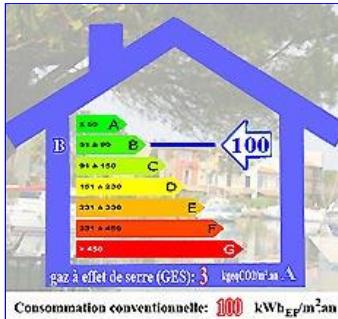
honoraires d'agence compris à la charge du vendeur et hors frais notariés

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)