



IMMO FRANCE SUD

Price on request

Buying villa

7 rooms

Surface : 175 m²

Surface of the living : 48 m²

Surface of the land : 2300 m²

Year of construction : 1966

Exposition : Ouest

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Amenities :

pool, fireplace, double glazing,
Automatic Watering, Laundry room,
Automatic gate, calm

5 bedroom

1 terrace

4 bathrooms

1 garage

3 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges)
: A

Estimated annual energy between
1250 and 1760 € (reference year
2025)

Legal information

2,500,000 € fees included
05/11/2025 - Prix I.T.C.
5,26% VAT of fees paid by the buyer
(2 375 000 € without fees) no current



Villa Grimaud

In a sought-after residential neighborhood of Grimaud, this stunning neo-Provençal villa of nearly 180 m² perfectly combines the timeless charm of the Mediterranean with refined modern design. Its automatic gate opens onto a stone-paved driveway leading to a covered carport and garage. From the moment you enter, the elegance of the property is evident: the spacious living room flows seamlessly into a fully equipped open-plan kitchen. Large glass doors flood the interior with light and open onto a generous terrace overlooking the pool, offering breathtaking panoramic views of Grimaud's iconic castle. The villa's ideal west-facing orientation allows you to enjoy magnificent sunsets every evening. Upstairs, the sleeping area features four elegantly decorated bedrooms and three bathrooms, each designed for comfort and privacy. To welcome your guests, a charming separate studio provides convenience and privacy. The amenities also include a large garage with a laundry room and cellar. The landscaped garden houses a delightful orchard with fruit trees and olive trees. The views are remarkably unobstructed, embracing the countryside and the medieval village of Grimaud, all within a peaceful and preserved setting. Despite its tranquil atmosphere, the property is just ten minutes from sandy beaches and the lively buzz of Saint-Tropez. Renovated in 2014, the villa is in excellent condition both inside and out, combining semi-traditional Provençal construction with the finest

