



**2 750 000 €**

**For sale villa**

**7 rooms**

**Surface : 267 m²**

**Surface of the land : 3750 m²**

**Year of construction : 1974**

**Exposition : Sud**

**View : Mer**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, Bedroom on ground floor,

double glazing, Automatic Watering,

Laundry room, calm

4 bedroom

3 terraces

3 bathrooms

1 shower

3 WC

1 garage

4 parkings

1 cellar

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Villa 2024003CV Grimaud

In a sought-after area in the town of GRIMAUD, this beautiful 267 m² villa located in a green setting on a plot of approximately 3800 m² is composed of a living room with lounge with cathedral ceiling opening onto a sea view terrace, veranda for mid-season, fitted and equipped kitchen, 3 bedrooms, 2 bathrooms. On the ground floor, you can enjoy the swimming pool. A guest bedroom with bathroom completes this property. A garage, a workshop.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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