

# Well maintained bastide in Grimaud, with nice sea-view

Price : € 1.998.000



**Rooms :** 6      **Bedrooms :** 4      **Bathrooms :** 3      **Sqft :** 245 m<sup>2</sup>      **Type :** House  
**Views :** Sea, Greenery      **Reference ID :** 2384 / 547

Situated in Grimaud, between Sainte Maxime and St. Tropez, with a beautiful sea view on the bay and Saint-Tropez. This very attractive and well maintained villa/bastide has a large living, 4 bedrooms, 3 bathrooms, a lovely garden, large swimming pool and lots of privacy!

Atmospheric by its beautiful details in the fine finish and the high ceilings, but also outside with the many corners with relaxation areas on the various terraces and the beautifully landscaped garden with lots of privacy and no `vis-a-vis`. On the plot (2.000 m<sup>2</sup>) is a spacious garage and private parking for several cars and the villa is located 10 minutes from the beaches of St. Tropez and from the attractive centre of Grimaud.

The format is as follows: Driveway descending to the spacious garage, located below pool level.  
Patio with entrance to the villa. Hall with guest toilet, spacious living room with high ceilings, sitting area, fireplace and double doors to the terrace and garden with swimming pool (5 x 10 m).  
Through the living room to the dining area and continuing to the spacious kitchen with most new equipments (2022). Furthermore a utility room with washing machine connection.  
Sleeping area: hallway/corridor, second toilet, bedroom 1 and 2, both with fixed wardrobe and French doors to the side garden

with terrace. These rooms share a bathroom with bath, shower facilities and washbasin. Bedroom 3 also fitted with French doors to the terrace/garden, has a private bathroom with shower and washbasin. Stairs lead to the first floor with the spacious 4th bedroom, walk-in closet and a door to a loggia / balcony with beautiful views. This bedroom has an `en-suite` bathroom with shower, bathtub, washbasin and separate toilet. All rooms are equipped with airconditioning.

The garden is well maintained and also gives beautiful views to the bay and Saint Tropez!  
We are happy to show you around so don't hesitate to make an appointment for a visit.

**Features :**

Air-conditioning	Fireplace	Double glazing	Sliding windows
Internet	Electric shutters	Irrigation sprinkler	Barbecue
Outdoor lighting	Disabled access		Alarm system
Intercom	Electric gate	Security door	Bowling green
Swimming pool	Playground		

**Area`s:**

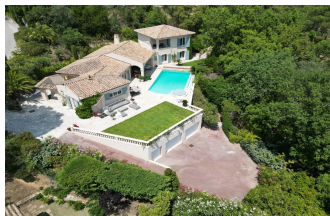
1 Patio	1 Living-room	1 Dining room	1 Kitchen
1 Master bedroom	3 Bedroom	1 Bathroom / Lavatory	2 Shower room / Lavatory
1	2 Lavatory	3 Terrace	1 Garage

**Nearby:**

Airport (50 minutes)	Highway (15 minutes)	Town centre (10 minutes)	Shops (10 minutes)
Sea (10 minutes)	Beach (10 minutes)	Sea port (10 minutes)	Supermarket (10 minutes)

Energy - Conventional consumption Class : C  
Energy - Emissions estimate Class : A  
Land Value Tax : 2.150 € / year

Energy - Conventional consumption : 126 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 4 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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