COLDWELL BANKER
EUROPA REALTY

Apartment Grimaud 74 m²



SALE PRICE : 500 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

In Grimaud, set amidst lush, unspoilt countryside, discover this four-room flat situated on the first floor of a small, intimate block of flats.
A prime location close to the beaches, golf courses and amenities of the Gulf of Saint-Tropez.

With a living area of 74.51 m², the flat offers a pleasant, light-filled living room, a kitchen, three bedrooms, a bathroom and plenty of storage space.

A true extension of the interior space, the terrace enjoys superb unobstructed views of Grimaud Castle and the surrounding hills.
A particularly pleasant setting in which to fully enjoy the tranquillity and the gentle Mediterranean way of life.

A rare asset, the property also benefits from a private plot of approximately 2,500 m², with its own vehicle access, offering privacy and numerous development possibilities.

The property also offers significant potential for development, with the possibility of planning an extension as well as the construction of outbuildings, notably a garage and a pool house, subject to obtaining the necessary planning permission.

A unique property with great potential, combining remarkable views, a privileged setting and opportunities for enhancement, in one of the most sought-after areas of the Gulf of Saint-Tropez.

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FEATURES

Property type:	Apartment	Area:	74.51 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 166

Greenhouse gas emissions (GHG) index: B 6

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