COLDWELL BANKER
EUROPA REALTY

Apartment Grimaud 89 m²



SALE PRICE : 495 000 €

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

Mer

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DESCRIPTION

Ideally located in Grimaud, in an authentic village house, this charming duplex subtly combines character with high-quality contemporary features.
As soon as you enter the welcoming hallway, you will discover an elegant living space comprising a cosy lounge enhanced by a fireplace, opening onto a modern, seamlessly integrated kitchen. A cellar completes this level, offering valuable storage space. Upstairs, the sleeping area has been designed to combine comfort and privacy: a spacious bedroom with its own shower room and a study, also with its own shower room, ideal for teleworking or entertaining guests in complete independence. A separate WC completes the layout.
Completely and carefully renovated in 2025, this turnkey property will appeal as a main residence, a charming pied-à-terre or a quality rental investment.

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FEATURES

Property type:	Apartment	Area:	89.0 m²	Number of rooms:	3 rooms
Number of bedrooms:	1 bedroom				

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): A 69

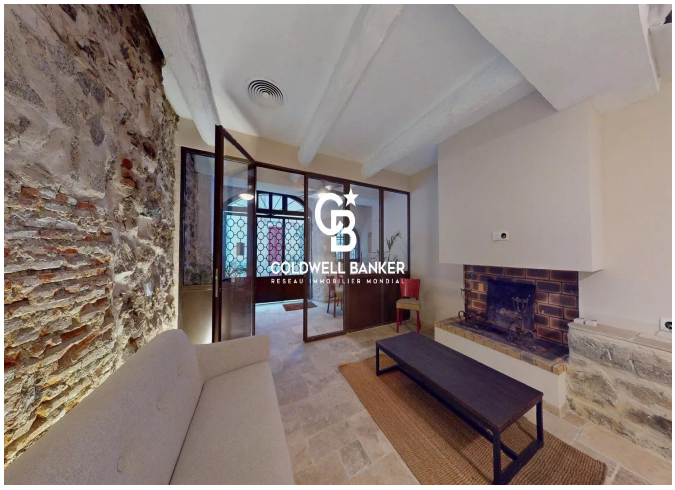
Greenhouse gas emissions (GHG) index: A 2

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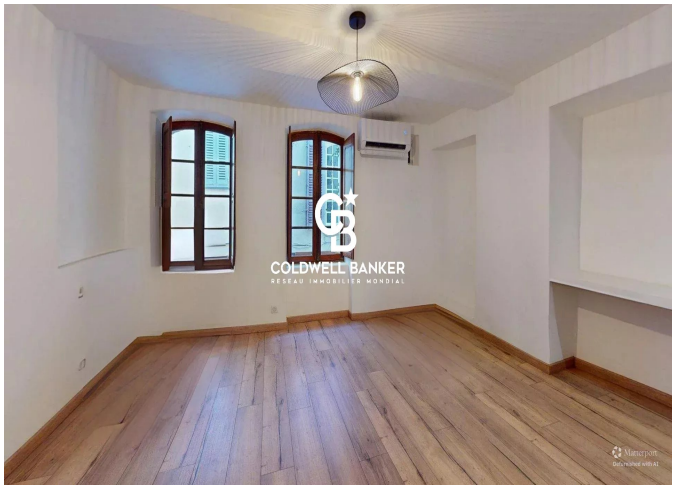
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