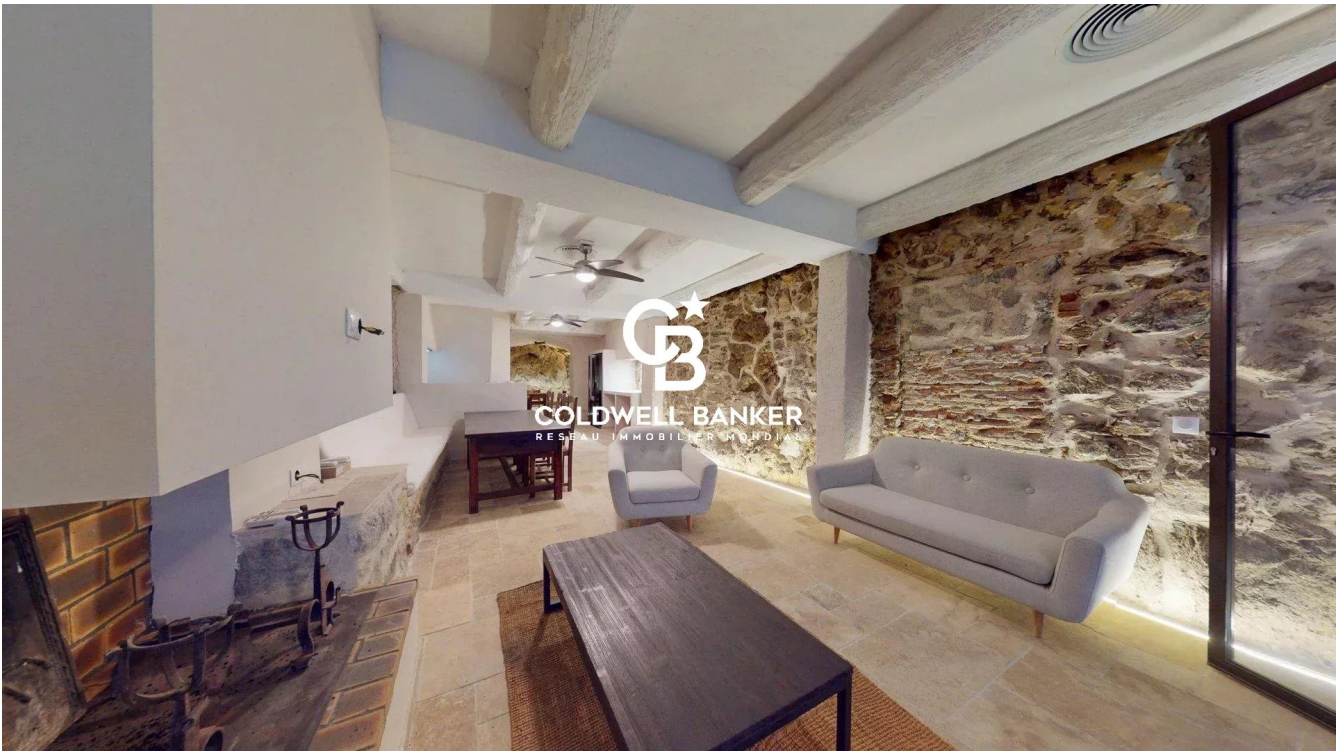


Appartement Grimaud 89 m<sup>2</sup>

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PRIX DE VENTE : 495 000 €

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EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)



## 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.

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	89.0 m <sup>2</sup>	NB de pièces :	3 rooms
NB de chambres :	1 bedroom				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 69

Indice d'émission de gaz à effet de serre (GES) : A 2

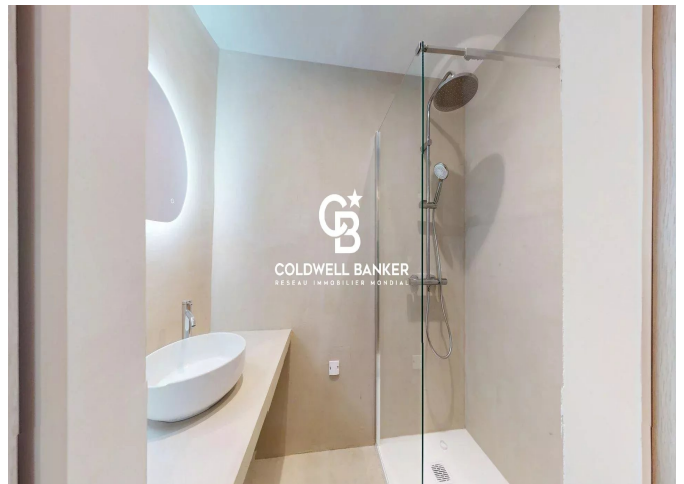
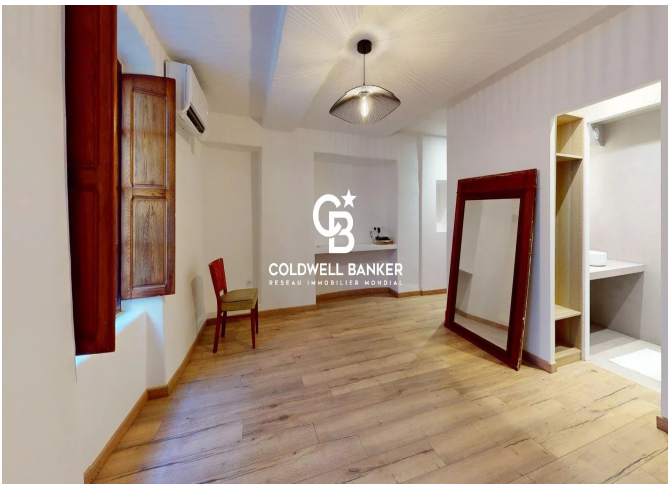
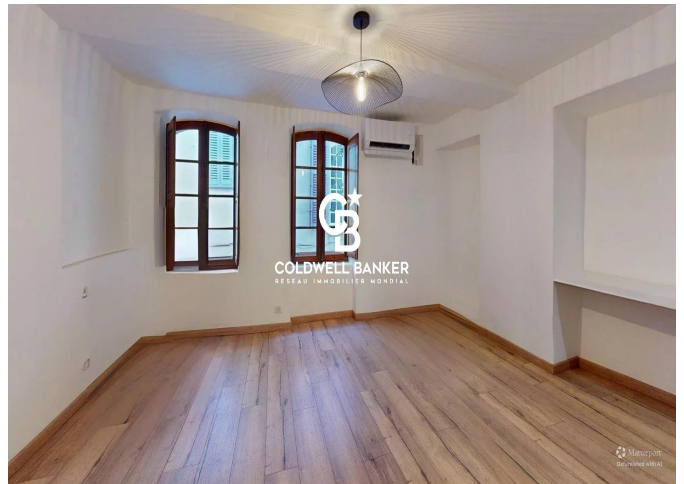
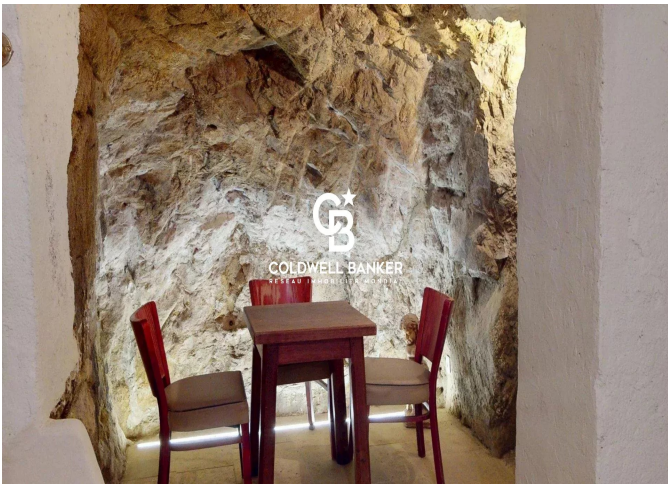
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[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)



**COLDWELL BANKER**  
**EUROPA REALTY**



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

Mer



[stbarth.azur@coldwellbanker.fr](mailto:stbarth.azur@coldwellbanker.fr)