COLDWELL BANKER
EUROPA REALTY

House Grimaud 140 m²



SALE PRICE : 548 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

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DESCRIPTION

Set in a beautiful natural environment, just minutes from the beaches of the Gulf of Saint-Tropez, discover this charming 140 sqm detached house, entirely rebuilt in 2024 in accordance with RE 2020 environmental standards, combining Provençal charm with modern comfort.

This detached property, with no adjoining walls, offers a warm and welcoming atmosphere, a desirable south-facing orientation and delightful outdoor living spaces.

The house features a bright and inviting open-plan living area comprising a lounge, dining room and fully equipped kitchen. This welcoming space opens onto a 30 sqm terrace, perfect for al fresco dining, entertaining guests or simply enjoying the Mediterranean sunshine.

The sleeping accommodation includes three bedrooms, each with its own private shower room or bathroom and toilet, ensuring comfort and privacy for residents and guests alike.

A second 15 sqm terrace, complete with an outdoor summer kitchen, shower and guest toilet, provides an additional space for relaxation and outdoor entertaining.

A spacious double garage of approximately 45 sqm offers excellent parking and storage facilities.

Recently Rebuilt to Modern Standards

The property complies with the latest RE 2020 French environmental building regulations, with all corresponding certificates of compliance available.

Additional features include:

Air-conditioning units already installed.

Electric hot water tank.

Connection to the mains drainage system.

Compliant construction and floor areas, supported by the relevant certificates.

An Exceptional Lifestyle in the Gulf of Saint-Tropez

The property also offers the opportunity to purchase an additional adjoining 185 sqm plot, advertised as suitable for a swimming pool, subject to the necessary planning permissions.

Surrounded by beautiful Provençal countryside, the house enjoys a peaceful setting close to numerous

walking, cycling and horse-riding trails.

Located approximately 15 minutes from the beaches and 10 minutes from local shops and amenities, this attractive property would make an ideal permanent residence or holiday home in one of the most desirable areas of the French Riviera.

A charming Mediterranean retreat combining contemporary comfort, tranquillity and the relaxed lifestyle of the Gulf of Saint-Tropez.

Additional land available at extra cost. Information regarding the natural and technological risks to which this property is exposed is available at www.georisques.gouv.fr.

Julie Chiappetta
Prestige Real Estate Consultant
Global Luxury Brand Specialist
Coldwell Banker France – Monaco
Tél. : +33 6 36 57 15 28
julie.chiappetta@coldwellbanker.fr

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FEATURES

Property type:	House	Area:	140.0 m²	Number of rooms:	4 rooms

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): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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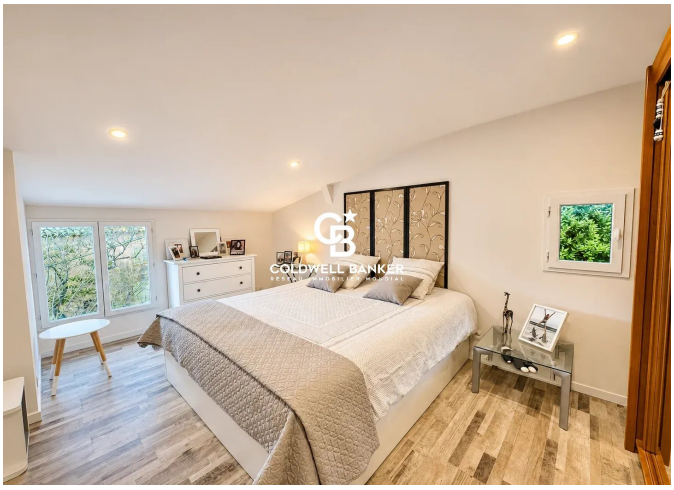









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