COLDWELL BANKER
EUROPA REALTY

House Grimaud 174 m²



SALE PRICE : 545 000 €

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

Mer

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DESCRIPTION

Set within a historic hamlet surrounded by peaceful, unspoilt countryside, this characterful home offers an authentic Provençal atmosphere, just 15 minutes from the village of Plan-de-la-Tour and 20 minutes from Grimaud and the beaches.

The property is reached via approximately five minutes of unpaved road, which is in very good condition and easily accessible. This countryside approach adds to the charm and secluded character of the setting.

Around the house, a traditional Provençal outdoor area accommodates the swimming pool and provides a pleasant setting in which to enjoy the peace and surrounding nature. Several terraces extend the living spaces outdoors.

The main level opens onto a veranda and a welcoming living area with an open-plan kitchen. Exposed beams, terracotta floors, a fireplace and natural wood details enhance the authentic and inviting character of the house. Two terraces provide additional spaces for enjoying the surroundings.

This level also features two bedrooms, a shower room and a separate WC.

On the lower level are two additional bedrooms, a bathroom, a laundry room and a boiler room. One of the bedrooms currently receives natural light through a skylight, with the technical possibility of creating a window.

A charming property for those seeking peace, authenticity and the Provençal way of life, while remaining within easy reach of the villages of the Gulf of Saint-Tropez and the Mediterranean coast.

Planning information: in its current configuration, the property does not benefit from full compliance with the applicable planning authorisations. Further information regarding the property’s planning status is available from the agency.

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FEATURES

Property type:	House	Area:	174.68 m²	Number of rooms:	5 rooms
Number of bedrooms:	5 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): E 252

Greenhouse gas emissions (GHG) index: E 50

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