COLDWELL BANKER
EUROPA REALTY

House Grimaud 175 m²



SALE PRICE : 2 390 000 €

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

Mer

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DESCRIPTION

Set in the heart of the highly sought-after Beauvallon estate, this elegant villa enjoys a privileged setting and a superb panoramic view of the Gulf of Saint-Tropez, offering a lifestyle characterised by serenity and the Mediterranean art de vivre.

Set on a magnificent landscaped plot of approximately 2,400 m², the property centres around spacious reception areas, notably including a large living room of over 70 m², which opens out onto the terraces and garden. A Provençal-style kitchen extends this welcoming space.

The sleeping quarters provides 4 en-suite bedrooms, one of which is detached, allowing family and guests to be accommodated in complete privacy.

Outside, the carefully landscaped garden creates a true Mediterranean setting. Facing the bay, the swimming pool and its terraces invite you to make the most of the panoramic views over the Gulf of Saint-Tropez. A pétanque court completes this quintessential Saint-Tropez lifestyle.

The villa also features, a workshop and a garage of approximately 30 m², providing valuable additional space.

Highly sought-after, the Beauvallon estate enjoys a privileged setting in the immediate vicinity of the golf course, as well as access to a private beach featuring sun loungers, a restaurant, 2 swimming pools and tennis courts.

Sold fully furnished, this property combines elegance, comfort and privacy in one of the most sought-after locations in the Gulf of Saint-Tropez

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FEATURES

Property type:	House	Area:	175.0 m²	Number of units:	41
Property tax:	€1.00	Number of rooms:	5 rooms	Number of bedrooms:	4 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 172

Greenhouse gas emissions (GHG) index: B 6

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