COLDWELL BANKER
EUROPA REALTY

House Grimaud 204 m²



SALE PRICE : 1 840 000 €

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

Mer

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DESCRIPTION

Nestled within the highly sought-after Golf de Beauvallon estate in Grimaud, this elegant Provençal bastide combines authentic charm, generous volumes and a privileged setting.

Set within beautifully landscaped grounds of 1,839 m², planted with Mediterranean species, the property offers approximately 204 m² of living space and benefits from a 33 m² garage.

The house is thoughtfully arranged over three levels, comprising a ground floor, a first floor and a charming tower that provides a truly unique additional space.

The sleeping accommodation includes three beautiful bedrooms, including a superb master suite, enjoying a lovely elevated outlook over the garden and swimming pool.

The heart of the home is a spacious, light-filled reception area, enhanced by its south-facing orientation. Exposed traditional timber beams, generous volumes and large openings onto the terraces create a warm and elegant atmosphere, perfect for entertaining family and friends.

At the top of the tower, a characterful study enjoys far-reaching views towards the village of Saint-Tropez, together with a glimpse of the Mediterranean Sea.

Outside, the beautifully landscaped garden provides a peaceful and private setting. The swimming pool blends seamlessly into its surroundings, creating the perfect environment for enjoying the Provençal lifestyle.

Golf and tennis enthusiasts will appreciate the immediate proximity to the estate's facilities, while those seeking peace and tranquillity will be captivated by the absolute calm, lush natural surroundings and refined atmosphere of this exceptional property.

A truly characterful property, rare on the market, ideal as either a main residence or a holiday home, in one of the most prestigious estates in the Gulf of Saint-Tropez

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FEATURES

Property type:	House	Area:	204.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	3 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): D 192

Greenhouse gas emissions (GHG) index: D 41

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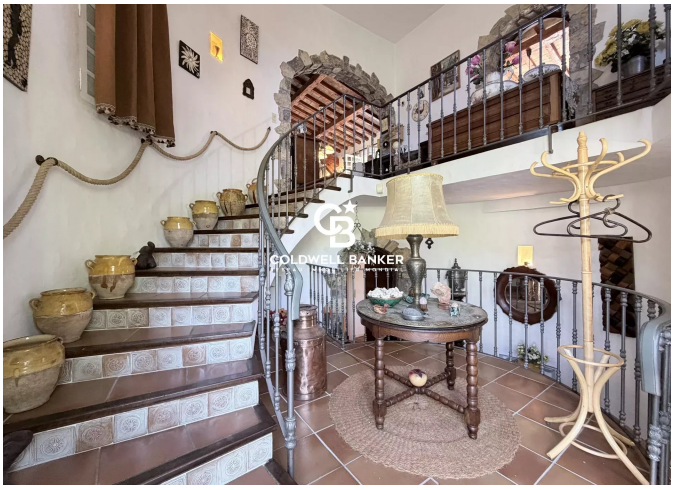







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