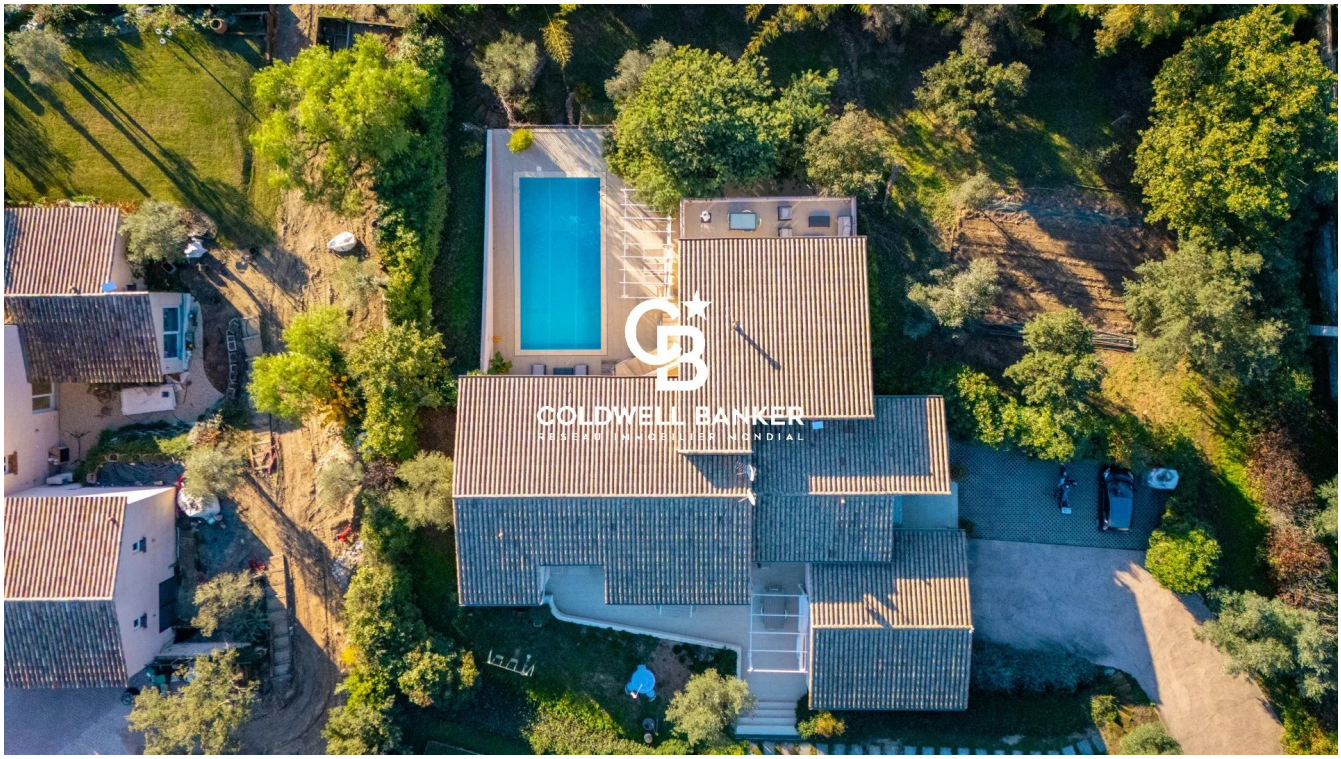
COLDWELL BANKER
EUROPA REALTY

House Grimaud 230 m²



SALE PRICE : 2 500 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

EXCLUSIVITY

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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in the immediate vicinity of Grimaud and just ten minutes from local shops and amenities, this villa offers a refined balance between tranquillity, contemporary comfort and the Mediterranean art of living.

Set within approximately 4,000 sqm of grounds, this elegant, recently built, architect-designed villa of approximately 230 sqm harmoniously combines clean architectural lines, modern comfort and the charm of the Provençal lifestyle.

Upon entering, a spacious living room bathed in natural light reveals a warm and sophisticated atmosphere. A fully equipped, partially open-plan kitchen extends the living area, while the slightly elevated dining room adds character to the interior. A home office completes these living spaces.

The sleeping quarters comprise four en-suite bedrooms, each with its own private bathroom or shower room, three of which feature walk-in showers. Two spacious dressing rooms complete the accommodation.

Outdoors, the landscaped garden, adorned with Mediterranean plants and Provençal olive trees, offers a peaceful setting. A beautiful 12 x 4-metre saltwater swimming pool and three terraces provide inviting spaces for relaxation and entertaining.

Designed to ensure optimal comfort throughout the year, the villa benefits from high-quality technical features, including reversible air conditioning with integrated wall vents, a pellet stove, a smart thermostat, double glazing, aluminium shutters, porcelain stoneware flooring and high-speed internet via Starlink.

The property is connected to the mains water supply and features a private wastewater treatment system.

A double garage of approximately 56 sqm completes this property.

A distinctive property, ideal as either a primary residence or a holiday home, offering the perfect opportunity to embrace the exceptional lifestyle of the Gulf of Saint-Tropez.

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	230.0 m²	Property tax:	€989.00
Number of rooms:	6 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): C 137

Greenhouse gas emissions (GHG) index: A 5

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr