COLDWELL BANKER
EUROPA REALTY

House Grimaud 168 m²



SALE PRICE : 1 360 000 €

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

Mer

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DESCRIPTION

Nestled in the heart of a peaceful environment, this charming house of approximately 168 m² is set on a wooded plot of 950 m², ideally facing south-west to enjoy the sun throughout the day. Located in a sought-after residential area, just 2 km from the beaches and a few minutes from Saint-Tropez and its shops, the property offers a privileged living environment, where serenity and elegance combine harmoniously.
The interiors are distinguished by their generous volumes and high ceilings, creating an atmosphere that is both bright and welcoming. The house comprises an elegant entrance hall, a spacious living room bathed in light, a convivial dining room and a fully equipped separate kitchen. On the night side, five comfortable bedrooms and two bathrooms allow you to welcome family and guests in the best possible conditions.
Outside, the relaxation areas invite you to enjoy the good life: a private swimming pool blends harmoniously into the landscaped garden, while a large sunny terrace offers an ideal place to entertain or relax away from prying eyes. Two separate garages and a large cellar complete this property.

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FEATURES

Property type:	House	Area:	168.43 m²	Number of units:	7
Number of rooms:	7 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 162

Greenhouse gas emissions (GHG) index: A 5

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