

1 490 000 €

Contact agency

Agence Provensal

2 avenue Jean Jaurès

83120 Sainte-Maxime

+33 (0)4 94 96 00 18 / info@provensal.net

For sale villa

8 rooms

Surface : 220 m²

Surface of the living : 97 m²

Surface of the land : 1600 m²

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, CALM

5 bedroom

3 terraces

2 bathrooms

1 shower

4 WC

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

23/05/2025 - Prix T.T.C



### Villa 1915 Grimaud

Pretty charming villa with swimming pool and outbuilding for sale between Sainte-Maxime and Grimaud Ideal for golfers Located in the heart of the superb 18-hole Beauvallon golf course, between Sainte-Maxime and Grimaud, this Provencal villa with swimming pool and outbuilding offers an exceptional living environment, just a few steps from the sea. In a calm and residential environment, this villa with a total living area of 220 m² is located on a flat plot of approximately 1600 m², offering a pleasant and spacious living space. The main villa of 190 m² consists of an entrance, a living room with fireplace, a dining room opening onto a terrace, and a fitted and equipped kitchen with an island. It also has three bedrooms, a bathroom and an office space. Upstairs, you will find a master bedroom with dressing room, a bathroom and a solarium to enjoy the unobstructed views. The property also includes a beautiful independent F2 apartment of approximately 30 m², in perfect condition, facing the swimming pool, offering total independence for your guests or to generate rental income. The exterior of the villa is a real asset: a beautiful landscaped garden, a covered terrace with summer kitchen, a pétanque court and a garden storage area complete this beautiful property. The villa benefits from an excellent exposure and absolute calm, an ideal setting to relax or play golf. Ideal for golfers, this villa combines charm, comfort and a privileged location. Information on the risks to which this property is exposed is available on the website.

