

3 650 000 €

Contact agency

Immobilier de la cité

1 place des artisans

83310 Port-Grimaud

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For sale luxury property

8 rooms

Surface : 239 m²

Year of construction : 1966

Exposition : Sud Est

View : Mer panoramique

Hot water : Gaz

Inner condition : a refresh

External condition : a refresh

Couverture : tiling

#### Features :

Cabanons à l'entrée, Chauffage individuel par chaudière gaz de ville, Laundry room, Cheminée dans le séjour et..., Double vitrage PVC sauf..., Mitoyenne d'un côté, SEA VIEW, Jardin + 2 terrasses + 1..., Volets roulant électrique dans le séjour, Roof terrace

6 bedroom

3 terraces

1 bathroom

5 showers

6 WC

3 parkings

Document non contractuel

Energy class (dpe) : D

04/03/2025 - Prix T.T.C

Emission of greenhouse gases (ges) : F



### Luxury property 2620 Port Grimaud

PORT GRIMAUD Beach overlooking the bay Located, as a real rare family house, on the sand of the Port Grimaud main beach, this family house of around 240 sqm will win you over with its cosy, discreet character and overall spaciousness. A wicket gate planted in the sand gives access, on the seaward side, to a beautiful, intimate, leafy garden. Hidden from view, the ground floor features 3 bedrooms and 3 bathrooms, as well as an entrance hall. The first floor features a closed fully-equipped kitchen, a guest toilet and a large living/dining room, from which you can access a magnificent covered terrace with a view over the Bay of Saint-Tropez and its famous village, sheltered from the scorching sun. On the second floor, there are 3 large en-suite bedrooms, including the owner's one, which enjoys a breathtaking view. Numerous storage cupboards and larders add to the functional character of the house. From this level, a wooden staircase gives access to a tiny roof terrace called "tropézienne" where you can enjoy the last rays of sunshine with a 360° panoramic view. Several parking spaces are available in the area reserved for residents.

Fees and charges :

Annual current expenses 11 450 €

Well condominium

3 650 000 € fees included

