



House

GRIMAUD (83)

1 500 000 €



324 m²



9 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Large interior spaces on a huge plot of 34,000m², this house is a unique opportunity in the Golf of Saint Tropez. Surrounded by vineyards, you are in an island of nature while being 10 minutes from the beaches of Saint Tropez. With its 324 m² of living space, this property offers various living spaces that can be separated or combined according to your needs, it offers an exceptional setting for a large family, friends or tenants. The whole totals: 8 bedrooms, 1 living room, 5 kitchens and 6 bathrooms. The main house, facing south, will seduce you with its upstairs terrace offering a breathtaking view of the surrounding nature. The large living room, 4 bedrooms and 2 bathrooms offer modern comfort, while original features, such as Provençal ceilings and exposed beams, add charm to the whole. Additionally, the recently renovated ground floor includes a conservatory, living room with fireplace, open kitchen and bathroom, providing additional space. 3 large spaces are still to be developed, totaling 140m². Two lovingly furnished independent studios offer additional accommodation options or can be used as a work or leisure space. The land also includes a self-contained shed, perfect for relaxing among the vineyards and a huge garden to be designed according to your wishes. The construction of a swimming pool is authorized by the PLU, etc... Ideally located just 10 minutes from the beaches and 20 minutes from Saint-Tropez, this property offers easy access to the charming villages of Grimaud and Cogolin, accessible within foot in 20 minutes. With its potential for convertible space of up to 620 m², this house offers a multitude of possibilities, whether as a second home, seasonal rental, guest rooms or for special events. The 2.5 hectares of vineyard are maintained by a farmer. Farm lease. . 2023 property tax: €1,400. . Don't miss this unique opportunity to discover the potential of this magical place in Grimaud. Agency fees are the responsibility of the buyer, i.e. 4.17% including tax of the price excluding fees.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 842823
Property type House
Exposure South
View Vue dégagée, sur Vignes

SURFACES

Living space 324 m²
Living room surface 44 m²
Land surface 34365 m²

COMPOSITION

Number of rooms 9
Number of bedrooms 8
Number of bathrooms 6
Toilets count 6
Terrace 1

DPE/GES

DPE 255
GES 8

APPENDIX

Parking extérieur
Parking space 6
Videophone Non

SERVICES

Air conditioning Yes
Heater électricité
Heater climatisation réversible
Kitchen équipée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle