



**HISTOIRE DE PIERRES**  
TALE OF STONES  
REAL ESTATE AGENCY

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**1 680 000 €**

**For sale house**

**7 rooms**

**Surface : 262 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 2320 m<sup>2</sup>**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : excellent**

**Features :**

pool, Jacuzzi spa, Bedroom on ground floor, double glazing, Automatic gate, calm

**5 bedroom**

**1 terrace**

**3 parkings**

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

14/05/2024 - Prix T.T.C



## House Grimaud

In Grimaud, single-storey detached house with Balinese charm. On a total area of 262 m<sup>2</sup>, this house offers large terraces and annexes, extending over a generous plot of 2320 m<sup>2</sup>. Just 500 meters walk from the beach and the lakeside town of Port Grimaud, it offers a privileged location. This atypical residence overflows with charm, with a fitted kitchen offering remarkable ceiling height, as well as a 35 m<sup>2</sup> living room opening onto a 27 m<sup>2</sup> veranda, bathed in natural light. A tropical interior garden opens onto a terrace offering breathtaking views of the vineyards. The master bedroom, bright and spacious, has a full bathroom including shower, bathtub and toilet. A second bedroom with bathroom, laundry room and office as well as a third single bedroom outside perfectly complete the interior space. Outside, you will discover a heated swimming pool measuring 3.80m x 8m, a jacuzzi and a bar, creating an ideal setting for summer evenings. In addition, a 30 m<sup>2</sup> studio, a 50 m<sup>2</sup> apartment and a 45 m<sup>2</sup> workshop enrich the outdoor amenities. The property is equipped with an electric gate offering 4 parking spaces and 2 garages, as well as a surveillance camera system for absolute peace of mind. This house is a true gem not to be missed. Contact Pierre Confolent 06 26 01 98



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