



### **Charming luxury villa with gorgeous view on the medieval town of Grimaud**

**Reference No:** 2263  
**Price Euros:** 4,600,000  
**Area:** St Tropez  
**Town:** Grimaud  
**Department:** Var  
**Bedrooms:** 6  
**Land Size m2:** 15,000  
**Habitable space m2:** 460

**Full Description:** Charming luxury villa with gorgeous view on the medieval town of Grimaud

In a very quiet area, just some minutes walk to the old town of Grimaud with its famous castle, you will find a charming place for your family.

The villa has been totally renovated last year with a lot of taste, conserving his Provencal charm.

The main house provides four bedrooms with bathrooms, a very spacious living-room with high ceiling and huge fire place, a separate dining-room and a modern kitchen with a utility room next to it. The guest house beside the pool has two bedrooms and a bathroom and allows privacy for visitors and friends.

The flat, sunny land and the various terraces around the house make it very pleasant to spend quality time with family and friends outside.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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The villa is an ideal home for a family with children - living there all year or spending holidays. Good rental potential.

**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Dependancies, Double Glazing, Fireplace, Independant Apartment, Large Rooms, Laundry, Letting Potential, Outside Lighting, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Staff Quarters, Terrace, Well

**Nearby Amenities:** Beaches, Clubhouse, Fitness Center, Golf Course, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

**View:** Chateau, Countryside, Garden, Medieval Village, Pleasant, Pool

**Heating:** Rev. climate control



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