



### **Exclusive Villa devoted to Contemporary Fine Art**

**Reference No:** 2331  
**Price Euros:** 1,900,000  
**Area:** St Tropez  
**Town:** Grimaud  
**Department:** Var  
**Bedrooms:** 3  
**Land Size m<sup>2</sup>:** 1,392  
**Habitable space m<sup>2</sup>:** 187

**Full Description:** Exclusive Villa devoted to Contemporary Fine Art

The villa is part of a small domain between the old village of Grimaud and the beaches. It is in very good condition and offers a lot of quality features like a heated pool, air condition in all rooms and a modern alarm system in and around the house.

Special attention should be paid to the art work created by the internationally recognized painter Stefan Szczesny of Saint Tropez. His ceramic works make the villa a unique place – devoted to contemporary art. With his blue colour paintings he expresses the joy of life in the South of France. His works are installed in the pool, in all the bathrooms and on two walls next to the terrace.

The house provides a spacious living- / dining room of about 90 m<sup>2</sup> with high ceiling, opening to the garden with its pool area. The three bedrooms each with their own bathroom (+ guest toilet) make it possible to live there as a family or to invite friends.

The garden and the several terraces allow spending time outside – not just during summertime but also in spring and

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autumn thanks to its favourable south position. The roof terrace gives panoramic views on the Golf of Saint Tropez and the medieval town of Grimaud with its famous castle. The 10 x 4 m pool is heated and equipped with an electrical cover. The garden is fully grown with various palm trees, large bushes and Mediterranean flowers.

This charming villa is an ideal home for a family - living there all year or spending holidays. Good rental potential. Easy access to Nice airport.

**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Canal water, Heated Pool, Large Rooms, Outside Lighting, Pool Alarm, Pool Security, Private Garden, Private Pool, Satellite TV, Terrace

**Nearby Amenities:** Airfield, Beaches, Clubhouse, Controlled Access, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Restaurants, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

**View:** Countryside, Garden, Pleasant, Pool, Sea view

**Heating:** Central, Gas, Rev. climate control



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