



VILLA/HOUSE in Beauvallon Grimaud, €3,250,000

Var, Provence-Alpes-Côte D'azur

Ref: 694V818M

* 6 Beds * 6 Baths * 360m2

GRIMAUD - CLOSE TO THE SEA | ARCHITECTS VILLA IN A SECURED DOMAINE WITH 180 DEGREE SEA VIEW Stunning villa with a living area of 360 m2 and 6 bedrooms, on a plot of 2509 m2 with heated pool. The villa is situated in a private & secured domaine (with independent electric gate / video entry system), moments from all amenities yet worlds apart from the bustle. The villa sits nestled in a hillside 5 minutes from Grimaud village, just 10 minutes drive to the nearest beach with stunning sea views facing the gulf of St Tropez. Easily accessible, St Tropez is just 20 minutes away, avoiding the busy coastal roads. The villa has been built for sharing, yet offers intimacy and privacy, with 6 spacious bedrooms and numerous outside spaces. Quality materials are used throughout. The villa: Entrance level: cloakroom, guest wc; Double garage. Lift to upper floors - Hallway with storage Large storage / plant room. Self-contained annex (1) with sea views - Bedroom with en suite shower, wc and

- seaview country garden air conditioning alarm system automatic garden watering electric gates home automation system lift/elevator open fireplace Elevator Terrace

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French Entrée

Property Description

GRIMAUD - CLOSE TO THE SEA | ARCHITECTS VILLA IN A SECURED DOMAINE WITH 180 DEGREE SEA VIEW

Stunning villa with a living area of 360 m2 and 6 bedrooms, on a plot of 2509 m2 with heated pool.

The villa is situated in a private & secured domaine (with independent electric gate / video entry system), moments from all amenities yet worlds apart from the bustle.

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The villa has been built for sharing, yet offers intimacy and privacy, with 6 spacious bedrooms and numerous outside spaces. Quality materials are used throughout.

The villa:

Entrance level: cloakroom, guest wc; Double garage. Lift to upper floors - Hallway with storage Large storage / plant room.

Self-contained annex (1) with sea views - Bedroom with en suite shower, wc and basin. Fully equipped kitchen.

Garden level: self-contained annex (2) with sea views - Bedroom with en suite shower, wc and basin. Fully equipped kitchen. Storage cupboard. Pool technical room with ample storage

Ground Floor: Exceptional 4 m ceiling height & "Pierre de Bourgogne" floors throughout. Open plan living space with Travertine fireplace; direct access from kitchen-diner to spacious dining terrace; fully equipped custom built contemporary kitchen; breakfast bar in natural stone. Fully equipped laundry room. Underfloor heating in all main living areas.

Upper floor: Bedroom 1 (Master) Double bed, sea and garden views and en-suite bathroom: bath, double sink, wc and shower. Bedroom 2 with double bed, private terrace facing the sea, en-suite shower, wc, basin. Bedroom 3 with twin beds, rare garden view, en-suite shower, wc, basin. Bedroom 4 with double bed, private terrace connecting to garden, en-suite shower, wc, basin. Dual heating /air conditioning system in all bedrooms.

Amenities:

Independent electric gate and video entry system; 3 exterior parking spaces; Home automation system for lighting, heating and alarm. Video entryphone / Wifi.

Exterior

Overflow heated swimming pool of 11 m x 5 m with automatic pool cover. Wrap around terraces. Covered dining terrace - BBQ with seating for 10-12. Loggia.

Fully established landscaped garden with automatic irrigation system.

High quality villa with lovely contemporary design, located in a gated domain with independent electric gate/video entry system.

Lovely views onto the sea & the St. Tropez bell tower. We just love it!

Gallery

