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## 4 bedroom New Build in Var

Grimaud , Var , Provence-Alpes-Cote d'Azur



# €3,785,000

inc. of agency fees

4 Beds   4 Baths   2608 sqm   248 ha

Buy A New Modern Villa In  
Grimaud And You Are Assured Of  
A Breathtaking View Over The  
Sea. In This Small Domain Of  
Three Villas, You...

### At a Glance

**Reference** MFH-  
PROAN2133655

**Bed** 4

**Land** 248 ha

**Near to** Grimaud

**Bath** 4

**Pool** No

**Price** €3,785,000

**Hab.Space** 2608 sqm

**Land Tax** N/A

### Property Description

Buy a new modern villa in Grimaud and you are assured of a breathtaking view over the sea. In this small domain of three villas, you live in a special location, in peace and quiet above the hustle and bustle. The new villas have an architect-designed garden, partly with restanques. Of course, the infinity pool is not missing. Each villa has at least 4 spacious suites with private luxurious bathrooms. The design of the new villas in Grimaud is framed with light stones and lots of wood. Naturally, the villas are equipped with reversible air conditioning, shutters and a videophone at the entrance.

The location is just right, so you can take maximum advantage of the sunlight. There are of course also a number of shaded areas in the garden. Because this is a new construction project, you can give the interior your own flair in this phase (August 2022). Do you want to move the walls, a different layout, everything is possible. With the investment in a new villa on Grimaud, you are also assured that your money will pay off. If you are not going to live here, you can use the rental service. This produces a consistent and healthy return. And are you a golf enthusiast? You are quickly on the best golf courses of Gassin, Sainte Maxime or Beauvallon. The Grimaud heliport is close by, so you can reach Cannes, Nice or Monaco in 30 minutes.

The project developer has created a beautiful documentation folder, which we cannot publish online. But of course, we are happy to send this to you by email!

Three modern villas varying in price

Villa E

Living space 194 m<sup>2</sup>

Four suites

Terrain 2507 m<sup>2</sup>

Price 3,580,000 euros

Net rental income 150,000 euros

Villa S

Living space 248 m<sup>2</sup>

Four suites

Terrain 2608 m<sup>2</sup>

Price 3,785,000 euros

Net rental income 175,000 euros

Villa H

Living space 304 m<sup>2</sup>

Six suites

Terrain 2520m<sup>2</sup>

Price 4,195,000 euros

Net rental income 200,000 euros

Because this is a VEFA project with National Building Guarantee, you can reclaim the 20% VAT if you are going to rent out the villa.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	4
Bathrooms	4
Price	€3,785,000

### Key Information

Internal Area:	2608 sqm
Land Area:	248 ha

**Location: Provence-Alpes-Cote d'Azur**



## Gallery















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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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