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# **Gulf Of Saint Tropez New Build Modern Villa For Sale In Grimaud**

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



€3,785,000

inc. of agency fees

4 Beds 4 Baths 248 sqm 0.26 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-PROAN1072498 **Near to** Grimaud **Price** €3,785,000

**Bed** 4 **Bath** 4 **Hab.Space** 248 sqm

**Land** 0.26 ha **Pool** No **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.

Gulf of Saint Tropez new build modern villa for sale in Grimaud

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 m2

Four suites

Terrain 2507 m2

Price 3,580,000 euros

Net rental income 150,000 euros

Villa S

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

Four suites

Terrain 2608 m2

Price 3,785,000 euros

Net rental income 175,000 euros

Villa H

Living space 304 m2

Terrain 2520m2
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.

Six suites

**Summary** 

Property type: Modern Villa

Bedrooms: 4
Bathrooms 4

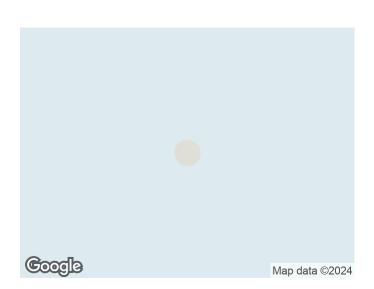
Price €3,785,000

**Key Information** 

Internal Area: 248 sqm Land Area: 0.26 ha

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





# Gallery







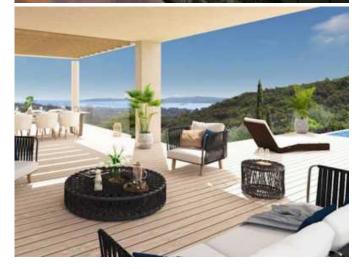


















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#### C. BAUER – Sunday Times

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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