



# GRIMAUD IMMO

Real Estate

2 495 000 €

**Buying villa**  
**8 rooms**  
**Surface : 270 m²**

**Surface of the land : 10000 m²**  
**Year of construction : 2000 et rénovée en 2023**  
**Exposure : Sud ouest**  
**View : Vignes et collines**  
**Hot water : Pompe a chaleur**  
**Indoor condition : excellent**  
**Outdoor condition : exceptional**  
**Cover : tiles**

**Benefits :**

air conditioning, Terrasses de 300m2,  
Fosse septique aux normes, Bedroom on  
ground floor, double glazing, Automatic  
Watering, Buanderie, eau de ville,  
Automatic gate, 3 terrassés couvertes,  
Piscine 16x4 chauffee

6 bedroom  
3 terraces  
1 bathroom  
4 show ers  
5 WC  
1 garage  
12 parkings

**Energy class (old measure) : B**  
**Climate class : A**

Prix T.T.C



## Villa 721 Le Plan-de-la-Tour

Beautiful property on 1 ha of enclosed land, quiet setting with panoramic views of the vineyards and the countryside of plan de la tour, consisting of an entrance, guest toilet, living room with fireplace, dining room, a large fitted kitchen opening onto the covered terrace. There are 3 bedrooms with two shower rooms and a master bedroom with its bathroom. Two independent bedrooms with two shower rooms. Laundry room and garage. A heated swimming pool with a size of 16x4. Beautiful terraces and a nicely planted garden. Unique

Fees and charges :

2 495 000 € fees included



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