



PORT GRIMAUD 83310 FRANCE

€3,100,000

150 Years

JOHN D WOOD & CO.

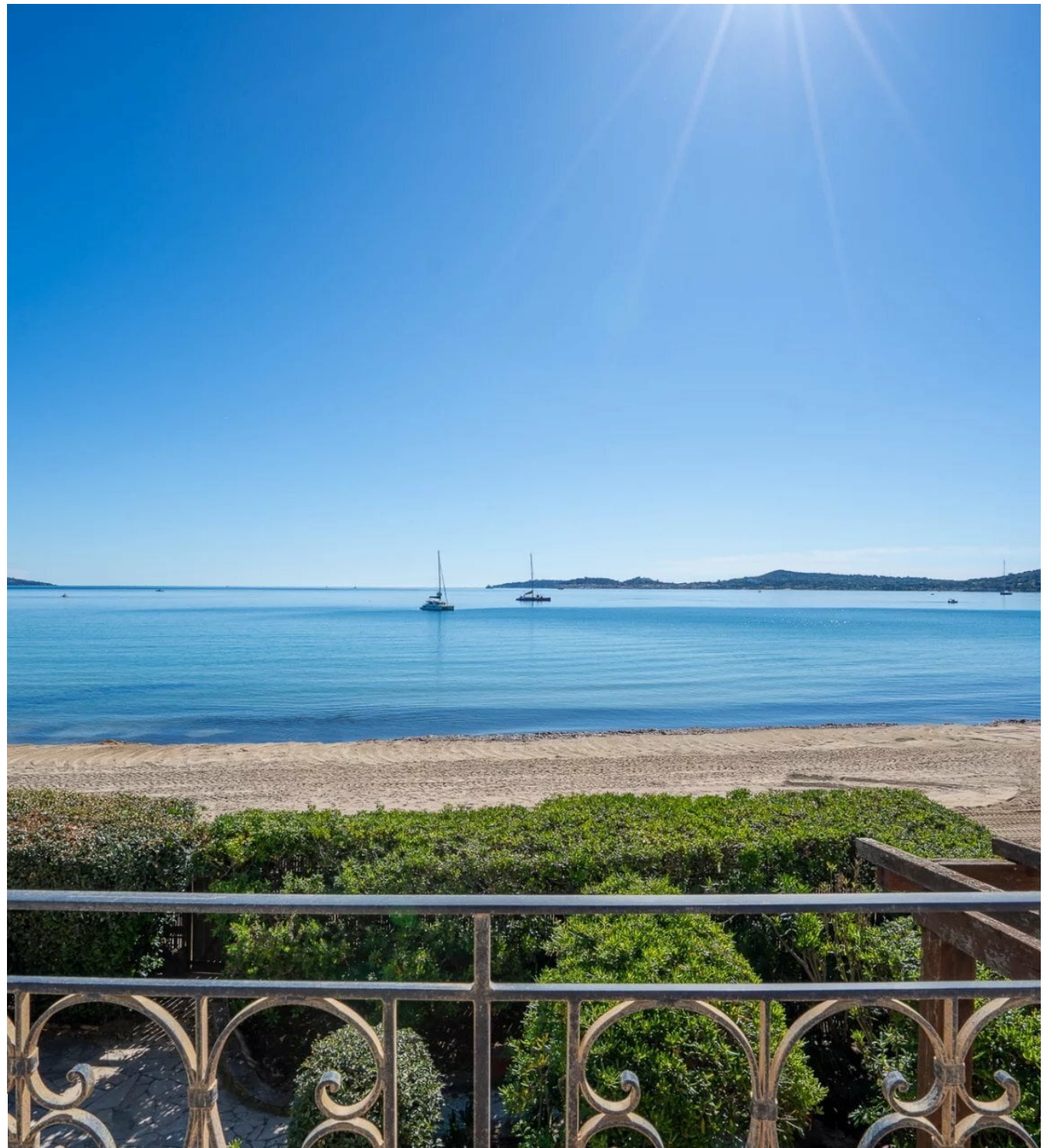
London, Country & International Property

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deally located in the heart of the lakeside town of Port Grimaud, this elegant bastide of approximately 239 sqm, set in a true waterfront position, enjoys a rare and highly privileged setting. Built over three levels, the property offers generous volumes and a layout perfectly suited for both family living and entertaining. The intermediate level features the main living areas, including a fully equipped kitchen, a spacious and light-filled living room, and a dining area, all opening onto a pleasant terrace of approximately 16 sqm with beautiful sea views.

240 m

€3,100,000



On the upper floor, a master suite with bathroom and shower is complemented by two additional en-suite bedrooms, each with their own shower room. The lower level, which corresponds to the main entrance of the property, comprises three bedrooms, two shared shower rooms, a laundry area, and an additional room that can be adapted to suit various needs, such as an extra bedroom, a playroom, or an office. Outdoors, a charming landscaped garden and several relaxation areas complete the property. A rooftop terrace further enhances the appeal, offering a particularly intimate setting with lovely views over the canals of Port Grimaud. The property requires overall refurbishment, offering excellent potential for customization and value enhancement. The setting is truly exceptional, with a unique panorama combining green hills, the Bay of Saint-Tropez, and the Mediterranean horizon. A rare opportunity to acquire a character property in one of the most emblematic environments on the French Riviera. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 10,187 €/yearly



