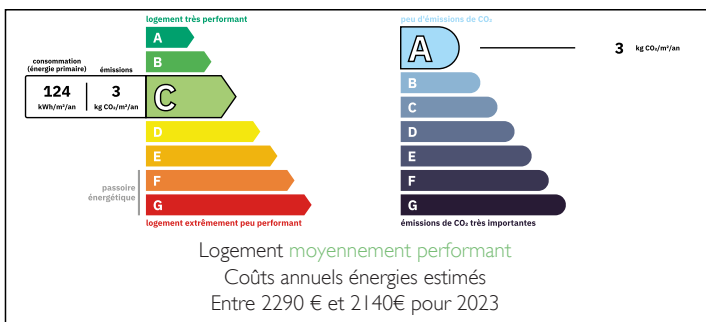


Nestled within the prestigious private estate of Beauvallon



ENERGY - DPE



INFORMATION

Town:	Grimaud
Department:	Var
Bed:	3
Bath:	4
Floor:	280 m²
Plot Size:	2850 m²

IN BRIEF

Nestled within the prestigious private gated estate of Beauvallon, just minutes from the beaches and the legendary village of Saint-Tropez, this elegant villa of approximately 280 sq m enjoys an exceptional setting within beautifully landscaped grounds of 2,850 sq m.

Bathed in natural light, the villa features spacious reception areas opening seamlessly onto sun-drenched terraces, the landscaped garden and the swimming pool, creating the perfect indoor-outdoor lifestyle. An independent guest apartment provides ideal accommodation for family, friends or staff.

Tastefully renovated throughout to a high standard, the property is offered fully furnished and equipped, ready to be enjoyed from day one. Combining privacy, timeless elegance and the unique Mediterranean lifestyle, this is a rare opportunity to own a beautiful home in one of the most sought-after locations on the French Riviera.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3856 EUR

NOTES

DESCRIPTION

Nestled within the prestigious private gated estate of Beauvallon, just minutes from the beaches and the iconic village of Saint-Tropez, this elegant villa of approximately 280 sq m enjoys a prime location in one of the French Riviera's most exclusive residential enclaves.

Set within beautifully landscaped grounds of approximately 2,850 sq m, the property offers complete privacy, abundant natural light and a peaceful Mediterranean setting. Spacious reception rooms flow effortlessly onto expansive terraces, the swimming pool and lush gardens, creating an exceptional indoor-outdoor lifestyle designed for relaxed Riviera living.

The villa features a fully equipped open-plan kitchen, a study, three beautifully appointed bedrooms with en-suite bathrooms, together with a self-contained guest apartment, ideal for welcoming family, friends or staff in complete comfort.

Thoughtfully renovated to an excellent standard, the property combines timeless elegance with contemporary comfort. Offered fully furnished and equipped, it represents a rare opportunity to acquire a refined permanent residence, an exceptional holiday retreat or a prestigious investment in one of the Côte d'Azur's most sought-after locations.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>