

Price on application

Demeure de prestige for sale

7 rooms

Surface : 255 m²

Surface of the living space : 35 m²

Surface of the land : 3710 m²

Hot water : Electrique

Indoor condition : good

Benefits :

fireplace, calm, Bedroom on ground floor,
Laundry room

5 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (old measure) : E

Climate class : G

Document non contractuel

18/12/2025 - Prix T.T.C



Demeure de prestige Gréoux-les-Bains ref. 871V744M - mandat n°13005D

Charming Property in the Heart of Gréoux-les-Bains – 200 m² + Independent Apartment – Landscaped Grounds of 3710 m²

Located in the centre of Gréoux-les-Bains village, this unique home will captivate you from the moment you enter, with its stone gate and driveway leading through a landscaped, tree-filled park of 3710 m².

The main villa – Approximately 200 m² with authentic charm

It features generous spaces and stunning original materials.

On the ground floor:

- A bright living/dining room of 35 m² with large glass doors opening onto an outdoor terrace, enhanced by local blond walnut doors.



Upstairs:

La Clé Du Bonheur Immobilier - 37 Allée Louis Gardiol - 04500 Riez

Tél: 04.92.75.91.56 - e.dallo@lacedubonheurimmobilier.com

- A landing serving two additional bedrooms.

RCS 789 129 970 Code NAF 6831Z -

Document non contractuel - Barème de prix disponible sur notre site internet

- A shower room with a separate WC.

- A large room that can be used as a walk-in closet.

From the upper floor, you'll enjoy breathtaking views of **the Château de Gréoux Les Bains.**

The house is built with high-quality materials, has oil-fired central heating throughout, and single-glazed windows with wooden shutter blinds.

Basement and Outbuildings

A basement of nearly 118 m² includes:

A garage of about 48 m² suitable for two cars.

Several storage rooms, a cellar, laundry area... totaling approximately 70 m².

Outdoors:

The grounds offer a rare setting:

A garden shed, fountain, pond, tree-lined areas, and several spots perfect for relaxing.

Just 500 metres from the village centre, you can fully enjoy walking access to shops, thermal baths, restaurants, and events.

Independent Apartment

An apartment of about 55 m² with a 10 m² mezzanine, large electric glazed doors, and decorative columns.

Heating via reversible air conditioning and underfloor heating.

It features a superb 45 m² sunlit room with a magnificent fireplace, completing this exceptional property.

A visit is essential to fully appreciate all the qualities of this charming villa.

Energy Performance Certificate: F

[Ref listing: 1309ED] La Clé Du Bonheur Immobilier.

"The information on risks affecting this property is available on the Géorisques website <http://www.georisques.gouv.fr>."

Fees and charges :