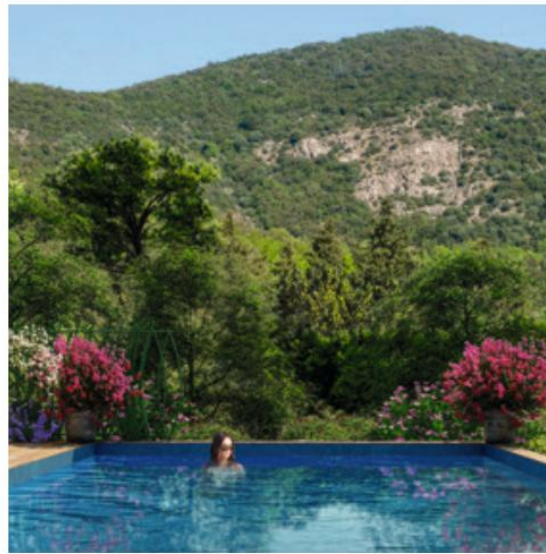




Presents

GRIMAUD VILLAGE - GULF OF ST-TROPEZ - **PROVENCAL FAIRIES**

LIVING IN THE HEART OF THE VILLAGE,
BETWEEN HISTORY, NATURE AND SEASIDE



GRIMAUD VILLAGE - PROVENCAL FAIRIES



Saint-Tropez and Grimaud, two villages facing each other on the gulf

THE GULF OF SAINT-TROPEZ,
THE STORY OF A DREAM...

A corsair city that became a fishing village, an artistic melting pot and a world village. Like its muse Brigitte Bardot, Saint-Tropez combines sumptuous festivals and passion for exceptional nature.

There is a foretaste of eternity in contemplating the turquoise and undulating Mediterranean from Pampelonne beach. A legendary destination par excellence, Saint-Tropez has conquered the entire artistic and cultural world since the 20th century. Colette spent her summers there, Maupassant forgot his illness there, Picasso reconnected with love... A boat trip gives an overview of the splendor of the Gulf, with the famous Canoubiers bay where sumptuous residences are lined, sheltering the summers big names in business, politics or cinema.

If the peninsula concentrates the major international meetings, the most prominent palaces, the legendary terraces, like that of the Sénéquier, plunging into the heart of the Gulf the atmosphere becomes more discreet, the luxury becomes hushed, the beaches wilder. It is on this intimate slope of the most famous Gulf of France that Grimaud-l'authentique cultivates its refinement.



“Les Voiles de Saint-Tropez”, the international yachting event



The Gulf of Saint-Tropez and its famous fine sandy beaches...

GRIMAUD VILLAGE - PROVENÇAL FAIRIES



Medieval sentinel, the Château de Grimaud facing the sea



Port-Grimaud, the little Provençal Venice

THE MAGIC OF THE PROVENÇAL ART OF LIVING...
THE PERFECT LAND-SEA AGREEMENT

Provençal Venice, a life-size dream

The colors of Provence, the romanticism of a lakeside city...
Port-Grimaud magically embodies the voluptuousness of the Gulf of Saint-Tropez. Designed by architect François Spoerry in the 1960s, the city offers a unique panorama in the world, sometimes evoking Murano and sometimes New Orleans. A sailor's paradise, Grimaud offers a rich seaside life, with its iconic beaches and numerous activities. When the day is over, all that remains is to jump on board one of the water boats to reach a restaurant on the edge of the lagoon or go stroll along the stalls of its emblematic summer night market.

Grimaud, an authentic and
wonderfully preserved village

On the heights, Grimaud is anchored in a thousand-year-old history. A former fortified village, Grimaud has preserved its narrow cobbled streets with evocative names opening onto picturesque squares. Every Thursday morning, the Place de l'Église is adorned with the shimmering colors of the farmers' market; all week long, traders and restaurateurs enliven a village that is as preserved as it is active.

Past the historic heart, it's time for the exalted nature of the Var hills and their paths and walks with Pagnolesque accents. How romantic, the remains of the fairy bridge, an ancient aqueduct which saved the village from its drought, will evoke for some a species of turtle, for others the rich folklore of Provençal legends.



Coves and fine sandy beaches 10 min* by car



The authentic heart of Grimaud 200 m*



The St-Roch mill at 600 m*

AUTHENTICITY AND CHARM FLOURISH NATURALLY

IN THE HEART OF THE VILLAGE

In tune with its neighborhood, Féeries Provençales reveals an architecture of character, combining a strong local anchor with a selection of noble materials, implemented according to traditional methods.

Directly connected to the heart of the village by a pedestrian path, the residence takes up with high standards the architectural traditions, rows of genoise canal tiles, templates of wooden joinery, delicacy of the ironwork.

The buildings on a human scale, only two stories tall, are developed in successive stages, following the natural slope of the land. This arrangement allows everyone to occupy a dominant position, opening up the views from the apartments and creating real bubbles of tranquility around the exterior spaces.

The feeling of being alone in the world, while living in the heart of a village, is the unique alchemy of the residence.

ARCHITECT’S WORD

“In the heart of the village of Grimaud, Féeries Provençales searches before everything to rediscover the spirit of the place, through a work of materials, volumes, colors. Remaining faithful to tradition does not hinder contemporary architecture in its articulation and its exterior spaces. Multiply the openings, widen the views... through meticulous compositional work, we recreate a miniature village, where everyone will gaze at the large surrounding green spaces. »

Alexandre Couelle
Architect
CBG Architecture & Urban Planning Workshop



A PROVENCAL SETTING WITH ITS PRIVATE POOL SUBLIME YOUR DAILY DAY

From the solarium of your private swimming pool, holm oaks, olive trees and hackberry trees invite you to escape.

With nearly a hundred trees on its land, the residence offers a concentrate of the natural wealth of Provence. The composition in traditional terraces makes it possible to diversify cultures and create landscape paintings with multiple layers, where the eye travels endlessly. The highlight of the residence, the outdoor swimming pool and its solarium are surrounded by a superb green setting.

An ode to the sweetness of life, suspended between sky and earth.



WORDS OF A LANDSCAPE ENGINEER

“Around the splendid white mulberry tree which occupies the land of Provençal Fairies, and which carries its memory, we sought to recreate all the magic of the surrounding scrubland while respecting the spontaneity of nature. High hedges of holm oaks surround the surroundings of the residence, which reveals in its heart fields of lavender and groves of myrtles. »

Hervé Meyer
Consulting landscaper
Hervé Meyer Workshop





ABSOLUTE HARMONY BETWEEN THE COMFORT OF NEW AND AUTHENTIC PROVENCAL CHARM

A large, air-conditioned, well-oriented apartment, incorporating in its details, shutters and ironwork, the historic spirit of Grimaud, it is the exquisite balance of Féeries Provençales.

To meet all aspirations, the apartments offer varied plans, with 1 to 3 bedrooms. Everyone benefits from a peaceful outdoor space, balcony, loggia or terrace, of generous depth to easily accommodate sun loungers and outdoor tables, or private garden offering up to 76 m2 of landscaped cocoon.

Friendly and warm, the apartments enhance the living spaces, with open kitchens and well-designed living rooms lit by large bay windows, where it will be pleasant to entertain. Some apartments offer multiple orientations, corner or through, for optimal sunshine.

Within the family apartments, night and day spaces are perfectly distinct, allowing everyone to live at their own pace. Some 3 and 4 room apartments include master suites with bathrooms. The entrances and certain bedrooms are equipped with fitted built-in cupboards.

REFINED COMMON AREAS ECHOING AN EXCEPTIONAL ADDRESS

With its majestic arched mirror and its palette of Provençal colors, the entrance hall combines elegance and creativity to create a cocoon with natural and soothing notes, which you will enjoy returning to every day.

Designed by an interior designer, the entrance hall features noble and warm materials, with its real oak veneer wall incorporating letterboxes and Colibox®, its bench integrated into the wall alcove and its sought-after wall coverings .

The nobility of the entrance halls extends into the floor landings, which take up the codes and colors to embody the aesthetic identity of Féeries Provençales. Served by an elevator, all the floors feature durable materials and quality contemporary equipment, for increased ease of daily life. In addition to secure underground parking, the residence has bike rooms.



STANDING SERVICES BETWEEN SERENITY AND REFINEMENT

WELL-BEING

- Soundproofing to preserve your peace of mind.
- Motorized wooden or roller shutters, according to plans, make life easier.
- Double-glazed windows and bays contribute to your energy savings.
- Heating and cooling by individual reversible air conditioning, allowing an ideal indoor climate all year round.
- The production of hot water by collective heat pump promotes your savings.
- Additional space saving is possible thanks to cellars and cellars.

AESTHETIC

- The floors of all rooms are covered with 60 x 60 cm stoneware tiles. enamelled in a wide choice of colors.
- The wall-hung toilets benefit from an integrated hand basin from the 3-piece unit.
- Walls and ceilings are coated with smooth paint.
- The bathrooms and shower rooms are covered with earthenware at height frame on 3 sides and equipped with a single or double sink depending on counters, mirror, lighting and electric towel dryer.
- The private gardens with trees are grassed and planted with dividing hedges to preserve your privacy.

SECURITY

- The entrance hall airlocks are protected by videophone and Vigik® badge.
- The landing doors are equipped with A2P** safety locks.
- Basement car parks are secure with door opening badge access.

SHARED SPACES

- The swimming pool is secure and welcomes you to its extended solarium poolhouse.
- The entrance halls are decorated by our architect.
- Lighting of common areas by presence detectors guarantees you comfort and safety.
- The bicycle storage room is secure and easy to access.

Goods that do good.

We do everything we can to improve the comfort of our apartments and have a positive impact on the environment.



Our health and well-being commitments



Our eco-responsibility commitments

ENERGY SAVING, AN APPROACH RESPECTFUL FOR ALL

Féeries Provençales is an NF Habitat certified residence, designed in compliance with RT 2012 thermal regulations, thus reducing its environmental footprint.

Optimizing and controlling energy consumption means benefiting from:

- Increased everyday comfort
- Reduced charges
- A long-term asset guarantee.



RT 2012

LET'S DESIGN HOUSING TOGETHER WHO LOOKS LIKE YOU!

N°1 in personalization, Cogedim offers you the possibility of choosing every detail of your accommodation. Find out how to have a property that reflects your image, by consulting our catalogs of technical options, decorative options and packs.



GRIMAUD VILLAGE - PROVENÇAL FAIRIES

A DREAM EVERYDAY
BETWEEN AUTHENTICITY, NATURE AND SEASIDE



THE PROVENÇAL DREAM

Placed under the sign of sharing, Provençal life beats to the rhythm of the market and the pétanque court. An inimitable village spirit, as subtle and tasty as the local gastronomy.



THE ANIMATED DREAM

Musical highlights punctuate the year, such as the contemporary Grimaldines festival or the classic Soirées Musicales de Grimaud. The opportunity for magical evenings in the heart of heritage.



THE NATURAL DREAM

Leave your home on foot to explore the Var hills, immerse yourself in nature and surprise along the way with the most beautiful views of the Mediterranean.



THE MARITIME DREAM

A mecca for water sports, Grimaud allows you to practice them all, from kite-surfing to water skiing and catamaran sailing. Every year, Les Voiles de Saint-Tropez attracts the most beautiful sailboats in the world.



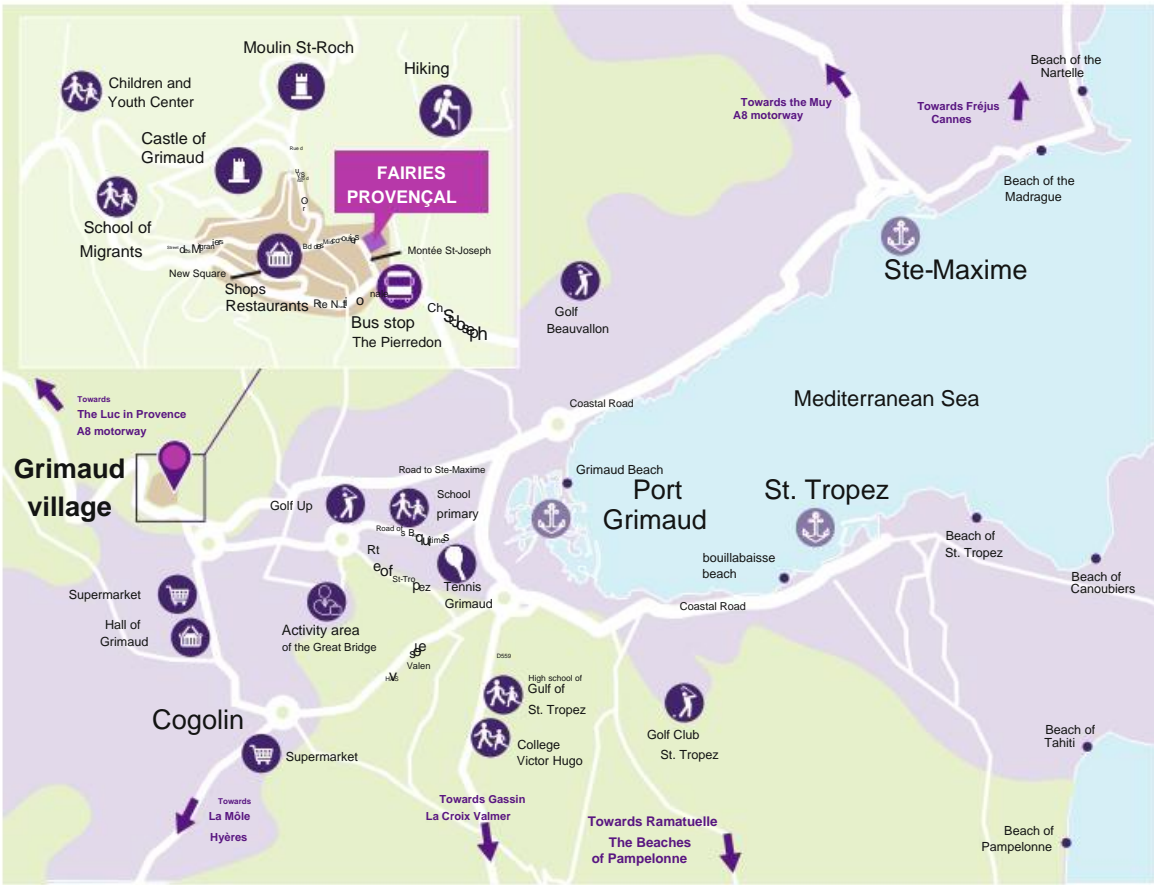
THE LEISURE DREAM

A paradise for outdoor activities, Grimaud will delight all sports enthusiasts, and in particular mountain biking. Golfers are not left out: 3 courses await them less than 15 minutes* by car from Grimaud.



THE GOURMET DREAM

With no less than 3 restaurants listed by the Michelin Guide in the heart of the village, Grimaud is a pinnacle of gastronomy. 5 starred restaurants are located nearby, including the 3-star La Vague d'Or in Saint-Tropez.



PROVENÇAL FAIRIES

3, Montée Saint Joseph
83310 Grimaud

LOCATION AND SERVICES

ON FOOT OR BY BIKE

- 4 min* from Place de l'Église, shops, restaurants and the Provençal market every Thursday.
- 750 m* from Migraniers primary school.
- 8 minutes* from Grimaud Castle.
- 14 minutes* from the Pont des Fées.
- 20 min* by bike from Port-Grimaud.

BY CAR

- 6 km* from Grimaud beach.
- 12 km* from the heart of Saint-Tropez.
- 30 min* from "Le Cannet des Maures", and its access to the A8 motorways towards Nice and Marseille and A57 towards Toulon.

BY BUS

- 1 min* walk from the "Le Pierredon" bus stop, regional network lines 7701 and 7702 towards Saint-Tropez, Cogolin, Cavalaire, Sainte-Maxime and Saint-Raphaël.

BY TRAIN

- 45 min* by car from Les Arcs – Draguignan TGV station, lines national and regional routes to Paris, Lyon, Marseille, Nice...
- 45 min* by car from Fréjus TER station, regional lines to Marseille and Ventimiglia.

BY PLANE

- 15 minutes* by car from the Gulf of Saint-Tropez airport.
- 45 min* by car from Toulon-Hyères international airport, lines national, international and low-cost.
- 1h45 min* by car from Nice Côte d'Azur international airport, lines national, international and low-cost.

Sold in the UK by



London Office

9 Reece Mews, London
SW7 3HE, UK

T: +44 207 590 1624 E:
enquiries@ernalowproperty.com

ernalowproperty.com