

Jocelyne LHERMITTE  
Tel: **06 77 79 44 85**  
abcinfos@orange.fr  
www.port-grimaud-immobilier.fr

Azur Beach & Co sarl au capital de 160000€  
RCS St Tropez 497 652 032



**aBc immobilier**

20, Place François SPOERRY  
24, place des Artisans  
83310 - PORT GRIMAUD  
Tel: **04 94 56 18 30**

- Document non contractuel -

**SAINT AYGULF**

Ref.: **620v**

Price: **1 090 000 €** Prix net,

honoraires d'agence 6% ttc compris à la charge du vendeur et hors frais notariés

Nice **VILLA** of approximately **240 sqm** offering a very beautiful sea view, nicely renovated, plus an independent **APARTMENT of 70m2**, on a wooded land of **1580m2** approximately completely closed, with 8 fruit trees, in a quiet residential area near the city center.

The **HOUSE** provides :

At the main level :

- an entrance with toilet
- a beautiful living / dining room opening onto a large terrace
- an equipped kitchen
- a master bedroom with bathroom and shower
- an office

Upstairs :

- 2 bedrooms including one opening on a solarium
- a shower room with toilet

The **APARTMENT** on the garden level includes :

- A beautiful living room opening on an independent terrace
- 2 bedrooms
- a shower room and an independent toilet.

A heated swimming pool

Large garage of **34m2**

Electric heating

Electric gate with intercom and video

Pétanque court

Cellar of 12m2

On foot, the sea is 1km away and the city center is 0.8km away. By car, the city center is 1,8km away.

Spring with water reserve of **5000 liters**

Automatic watering



•Consommations énergétiques: EC •Emissions de gaz à effet de serre: EC