

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

**PORT GRIMAUD**

Ref.: **650v**

**Price: 3 500 000 €.** Prix net,  
honoraires d'agence compris à la charge du vendeur  
et hors frais notariés

## SOLE AGENT

**Great HOUSE of exception**, consisting of 2 fisherman's houses plus a flat, large terrace with  
**3 moorings of 12m each**

It includes :

### On the ground floor :

- an entrance hall
- 2 guest toilets
- a laundry room
- a beautiful open kitchen
- a double living room, with a central fireplace, opening onto a large terrace along the canal
- a living room opening onto a terrace with a garden.

- Air-conditioned house
- 3 private car parks nearby.
- Great potential

### - **1st house :**

#### On the 1st floor :

- a landing serving :
- a bedroom with cupboard, canal side
- a bathroom and a separate toilet
- a bedroom, square side.

#### On the 2nd floor :

- A master bedroom, with bathroom/shower/toilet, opening onto a beautiful open loggia facing south.

### - **2nd house :**

#### On the 1st floor :

- a landing serving :
- a bedroom with cupboard, canal side
- a shower room and a separate toilet
- a bedroom, square side.

#### On the 2nd floor :

- A master bedroom, with shower room, opening onto a beautiful open loggia facing south.



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