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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**

- Non contractual document -

**PORT GRIMAUD**

Ref.: **686aGB**

**Price: 427 000 €** Prix net,  
agency fees 6% ttc included at the charge of the seller  
and excluding notary fees

## SOLE AGENT

**Very nice duplex apartment of 34,74m<sup>2</sup>**, in good condition, on the 2nd and top floor of a secure residence in the heart of the lakeside town.

Average annual costs: **1500€**

Nber of lots in the Condominium: **50**

Current Procedure, Condominium in difficulties: **NON**

It provides :

- an entrance
- a living room opening onto an open loggia with lovely views over the canals
- an open kitchen
- a shower room and separate toilet
- a mezzanine bedroom

Photos on request



• Energy consumption : EC • Greenhouse gas emissions : EC