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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

- Document non contractuel -

**PORT GRIMAUD**

Ref.: 695v

**Price: 1 437 000 €** Net price,  
agency fees included, payable by seller  
and excluding notary fees

## SOLE AGENT

**Beautiful "Ostale" HOUSE**, of 82m<sup>2</sup> approximately, fully renovated, in excellent condition, in a secure area of the lakeside town.

Use of a mooring of 12m

It includes :

### On the ground floor:

- a cosy living room with fireplace opening onto a canal-side terrace and the quayside.
- a separate fitted and equipped kitchen
- a toilet

### On the 1st floor:

- a landing giving access to :
- a master bedroom on the canal side, with fitted wardrobe and a shower room / wc
- 2 bedrooms on the street side, one with a cupboard
- a shower room / wc
- a small attic accessible by ladder

Right to use a nearby private car park  
2 garages



Energy consumption : 211 KWh ep/m<sup>2</sup> An. (D) Greenhouse gas emissions : 47 Kg eq CO<sub>2</sub>/m<sup>2</sup> An. (D)