

**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.: **696v**

**Price: 1 155 000 €** Prix net,  
honoraires d'agence 5% compris à la charge du vendeur  
et hors frais notariés

**Nice House**, 'Balandrine' type, of approx. **64m<sup>2</sup>**, fully renovated, in very good condition, in a residential area of PORT GRIMAUD.

**Use of a mooring of 12x4,28m**

It provides:

On the ground floor :

- a beautiful living room opening onto a terrace, partly covered by an awning with side closures, a small garden and the quay
- an open, fitted and equipped kitchen
- a toilet

Underfloor heating.

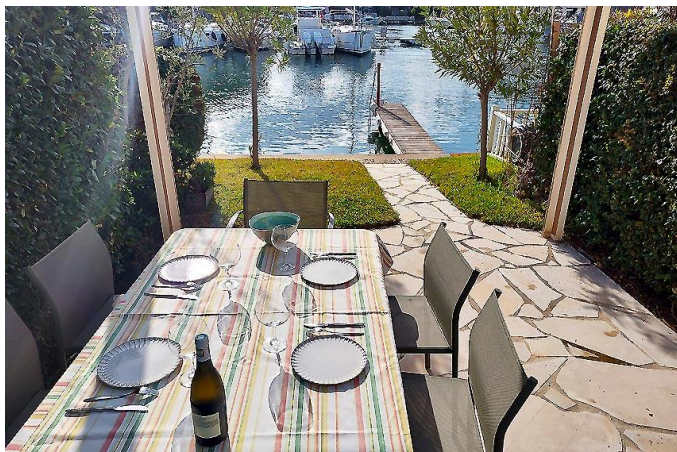
On the first floor :

- One bedroom, canal side, with cupboard
- One bedroom, street side, with cupboard
- shower room with toilet

Private numbered parking nearby

Air conditioning

Sold partly furnished.



Energy consumption: **93 KWh/m<sup>2</sup> An. (B)** Greenhouse gas emissions : **9 Kg eq CO<sub>2</sub>/m<sup>2</sup> An. (B)**