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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

**GRIMAUD**

Ref.: 698v

**Price: 1 895 000 €.** Net price  
agency fees 5%ttc included payable by the seller  
and excluding notary fees.

**BUILDING** of about **391,50sqm**, composed of **2 APARTMENTS**, **4 GARAGES**, a **STUDIO**, a separate **20m2 empty room**, on an enclosed plot of **840sqm**.

**APARTMENT n°1 :**

On the first floor :

- a terrace and garden at the entrance
- a large air-conditioned living room opening onto the terrace
- a large separate kitchen opening onto the terrace
- one room on street side
- bedroom with mezzanine
- bathroom / wc plus separate wc
- a hallway with access to the storeroom, garage and staircase

- a garage.

On the 1st floor :

- an air-conditioned bedroom with velux window
- a bedroom with velux window and attic storage room
- an office
- a shower room / wc

**a STUDIO :**

- a terrace with wicket door opening onto the street
- living room and open kitchen and a shower room / wc

**APARTMENT n°2 :**

On the first floor :

- a garden at the entrance
- a covered terrace
- a living room opening onto the terrace
- a separate kitchen
- one bedroom with garden view
- a bathroom / wc
- a garage.

Mezzanine floor :

- bedroom with dressing room
- a bedroom
- an office
- a shower room / wc

**2 GARAGES :**

- with independent access and land



• Energy consumption : 202 KWh/m<sup>2</sup> An. (D)

• Greenhouse gas emissions : 9 KWh/m<sup>2</sup> An. (B)