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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

PORT GRIMAUD

Ref.: **709a**

Price: 499 000 €. Net price,

including agency fees 6%ttc to be paid by the seller
and excluding notary fees

Very nice DUPLEX of 60,56sqm, located on the 2nd and top floor of a recent, secure, south-facing building with lift.

It includes :

1st level :

- an entrance hall
- a separate kitchen fitted and equipped
- a living room with fireplace opening onto a terrace overlooking the canals
- a shower room with toilet.

2nd level :

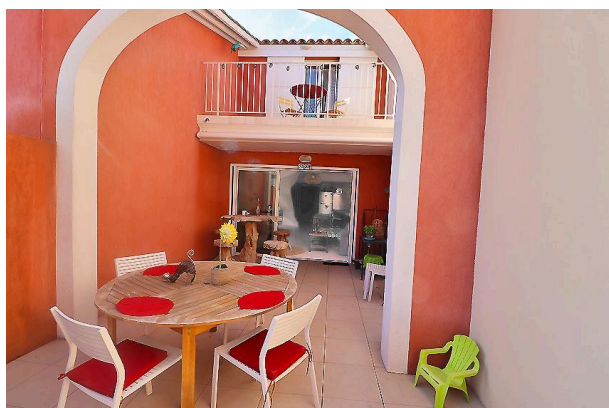
- a landing serving :
- a bedroom with cupboard and shower room, opening onto a terrace
- a bedroom with cupboard and a shower room
- a separate toilet

- private parking at the foot of the building
- Reversible air conditioning

Charges with water : 2315€

Nber of lots in the Condominium: **63**

Possibility of an additional garage: **80 000€**



• Energy consumption: **74 kWh/m².an (B)** • Greenhouse gas emissions: **2 kWh/m² An. (A)**