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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

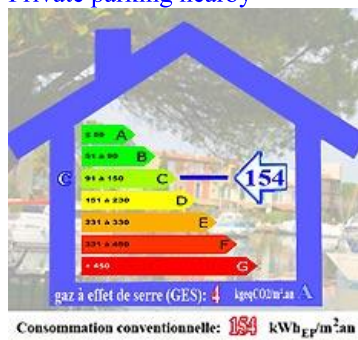
Ref.: 722v

Price: 1 375 000 €. Prix net,
honoraires d'agence compris 5% à la charge du vendeur
et hors frais notariés

BEAUTIFUL fisherman's HOUSE of about **83m²**,
renovated and in very good condition, located in a secure
residential area of the lake city.

It provides:

Fully renovated and air-conditioned house
Private parking nearby



On the ground floor:

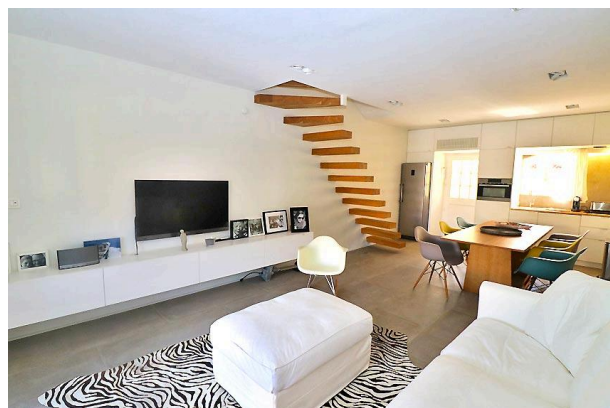
- a beautiful living room with sliding doors opening onto a paved terrace, partly sheltered, and a dock with **use of 15x4,25m mooring.**
- an open, fitted and equipped kitchen

On the 1st floor:

- a canal-side bedroom with dressing room and shower room
- one bedroom on the street side with dressing room and shower room
- a separate toilet

On the 2nd floor :

- a large through bedroom with :
 - + canal-side loggia
 - + separate shower room and toilet
 - + lounge area
 - + laundry



• Energy consumption : 154 KWh ep/m² An. (C) • Greenhouse gas emissions : 4 Kg eq CO2/m² An. (A)