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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

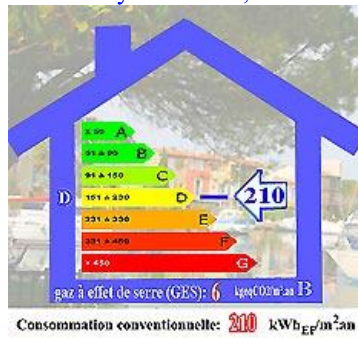
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## PORT GRIMAUD

Ref.: **726a**

**Price: 1 475 000 €** Net price,  
agency fees included, payable by seller  
and excluding notary fees

**Very nice triplex apartment of 167,67sqm,**  
luxuriously renovated, in the heart of the lakeside town.



Annual charges : **6560€**  
Number of lots in the co-ownership: 1  
Procedure in progress: **NO**

Sold fully furnished except for personal decoration  
3 private car parks

It provides:

Ground floor :

- a beautiful living/dining room with electric fireplace, opening onto a terrace
- an open, fitted and equipped kitchen

On the 1st floor :

- a double lounge opening onto a large terrace
- 2 bedrooms, each with its own shower room/wc
- a dressing

On the 2nd floor :

- one bedroom with shower room and solarium
- one bedroom with bathroom and solarium
- a separate toilet
- a laundry room



•Energy consumption: **210 KWh/m² An. (D)**

•Greenhouse gas emissions: **6 KWh/m² An. (B)**