

Jocelyne LHERMITTE
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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.: 726v

Price: 990 000 €. Net price,
agency fees 5%ttc included payable by the seller
and excluding notary fees

>**Charming HOUSE**, type "Balandrine", **60m²** approx.,
located in a quiet, secure area of the lakeside town
use of a 10,70x4.20m mooring

Private numbered car park nearby.
plus a space in the resident car park
Fully air-conditioned
Renovated roof
Annual charges: €3,000.
Annual mooring: €900



It provides :

On the ground floor :

- an enclosed courtyard at the entrance
- a living room with fireplace, opening onto a teak terrace beside the canal
- an open-plan fitted and equipped kitchen

On the 1st floor :

- a landing with cupboard leading to :
- a bedroom on the canal side with cupboard
- a 2nd bedroom with cupboard
- a shower room and a toilet



• Energy consumption : 118 KWh ep/m² An. (C) • Greenhouse gas emissions : 8 Kg eq CO₂/m² An. (B)
- Non contractual document -