

Jocelyne LHERMITTE
Tel: 06 77 79 44 85
abcinfos@orange.fr
www.port-grimaud-immobilier.fr

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 -

MARINES de COGOLIN

Ref.: 729v

Price: 1 930 000 € Net price,
agency fees included, payable by seller
and excluding notary fees

Beautiful atypical HOUSE with a surface area of **91m2** approx., air-conditioned, in a secure riverside neighborhood with 12m quay. It includes :

On ground floor :

- an enclosed patio at the entrance
- a 2-storey double living room with dining area and, accessed by 4 steps, a lounge area with fireplace opening onto a large terrace and swimming pool on the river side.
- a separate kitchen
- a hallway with a separate toilet, a bathroom and cupboards
- a bedroom on patio side
- a bedroom overlooking the pool, with cupboards and shower room with toilet.
- a mezzanine bedroom above the kitchen

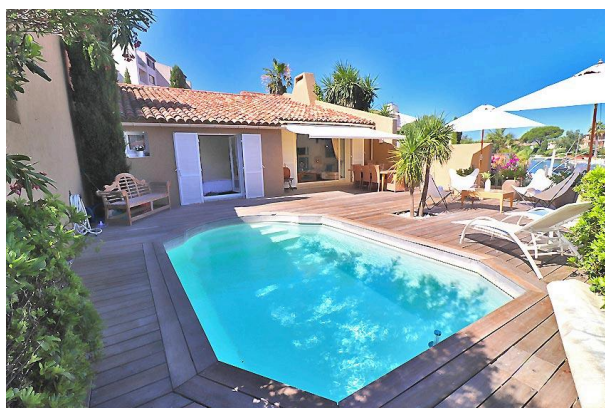
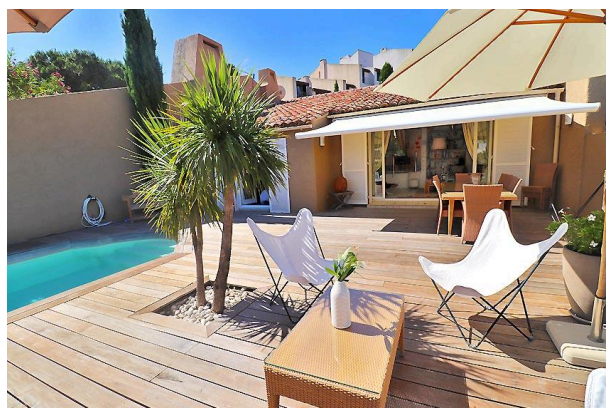
In the old garage :

- a bedroom with wardrobe, not air-conditioned
- a shower room with toilet
- a small mezzanine bedroom

Sold partly furnished.

mooring on the river of 12,50m.

Average annual expenses : **1400€.**



Consommation énergétique: EC Emissions gaz à effet de serre: EC