

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 -

PORT GRIMAUD

Ref.: 730v

Price: 5 700 000 € Net price,
agency fees included, payable by seller
and excluding notary fees

Beautiful HOUSE of approximately **215sqm**, fully renovated and in excellent condition, in a quiet and secure area of the lakeside town.

Use of 3 moorings measuring **13.50 x 6.63 m, 15.90 x 6.90 m at the quay and 10.09 m, 17.75 x 6.85 m at the quay and 9.11 m. giving a potential total area of 16x18m**

Use of 3 nearby private parking
It includes :

On the ground floor:

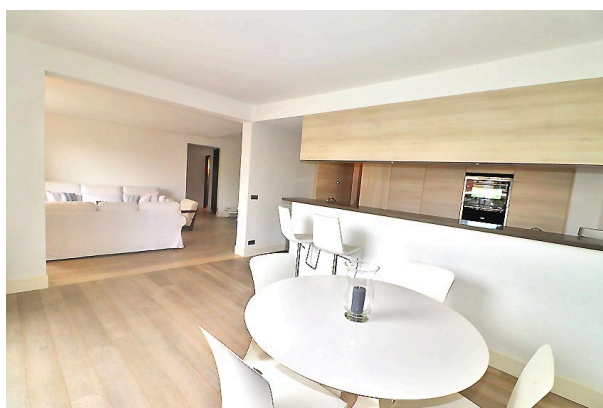
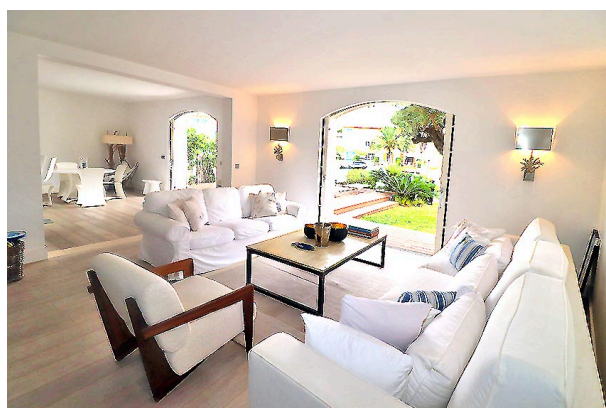
- a hall with access to the first floor via a staircase with an attractive wrought-iron railing, decorated in coral
- a large living room with sliding patio doors opening onto the garden and quayside
- an open, fitted and equipped kitchen
- a separate toilet
- one bedroom, on the street side, with wardrobes and shower room
- one bedroom, on the canal side, opening onto the garden, with fitted wardrobes and shower room
- a laundry

On the first floor:

- one bedroom, on the canal side, with fitted wardrobes, shower room and wc
- one bedroom, street side
- one bedroom, canal side, with wardrobes
- one bedroom, canal side, with wardrobes
- a large master bedroom with dressing room, shower room and separate toilet
 - Small street-side gardens in front of the houses
 - Large teak terrace
 - Large garden with lawn.

Average annual EXPENSES: **11020€.**

MOORING CHARGES: **7635€.**



Energy consumption: 160KWh ep/m² An. (D) Greenhouse gas emissions: 5 Kg eq CO2/m² An. (A)