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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.: 740v

**Price: 7 330 000 €** Net price,  
agency fees included, payable by seller  
and excluding notary fees

**Set of 3 beautiful HOUSES** with a total surface area of around **181m<sup>2</sup>**, Two-storey, fully renovated, in excellent condition, in a quiet and secure neighbourhood of the lakeside town.

**Use of 3 moorings of 12x5,60m, 12x4,60m, 12x4,10m**

The set includes :

On the ground floor:

- An entrance hall
- A large living/dining room with a fireplace opening onto a large sheltered terrace, a summer kitchen, a pergola, a garden and a swimming pool through three sliding glass doors.
- An open-plan, fitted and equipped kitchen with fireplace, a utility room with cupboard, wine cellar and American fridge.
- A guest toilet.
- A bedroom
- A shower room/WC
- A laundry room and a second utility room.

*Underfloor heating and air conditioning on the ground floor.*

*All bathrooms have underfloor heating.*

*All rooms are air-conditioned.*

*Right to use 3 private parking spaces nearby.*

First floor: wooden flooring (ebonite)

- One bedroom with cupboard and shower room/toilet on the canal side, with a balcony.
- One bedroom with cupboard and shower room/toilet on the street side.
- One bedroom with cupboard and shower room/WC on the canal side, with two French windows.
- One bedroom with cupboard and shower room/WC on the street side.
- One large bedroom with cupboard and shower room/WC on the canal side, with two sliding glass doors opening onto a terrace.

*House sold with fitted and equipped kitchen but without furniture.*

*Average annual CHARGES: €9,500.*

*Annual CHARGES for moorings: €3432.*

*Property with alarm system.*



Energy consumption: EC Greenhouse gas emissions: EC