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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.: **743v**

**Price: 890 000 €.** Net price,  
including agency fees 6%ttc to be paid by the seller  
and excluding notary fees

**HOUSE** on 2 levels, of about **64m<sup>2</sup>**, located in the heart of the lake city.

**use of a mooring of 13,40x4,40m**

- private parking nearby
- Partially air-conditioned

ASL charges: **€2,780**

Mooring charges: **€1,180**

35-year contract: **€25,060**

- Non contractual document

It includes :

On the ground floor :

- a separate kitchen
- a living room with a fireplace opening onto a terrace overlooking the canal
- a guest toilet.

On the 1st floor :

- a landing serving :
- a bedroom with a balcony and en-suite bathroom/toilet, overlooking the canal.
- a bedroom with a shower room.



• Energy consumption: **152 KWh ep/m<sup>2</sup> An. (D)**

• Greenhouse gas emissions: **38 KWh/m<sup>2</sup> An. (D)**