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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 -

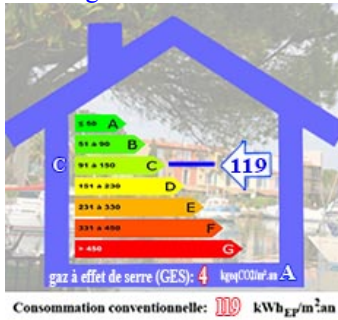
PORT GRIMAUD

Ref.: 746v

Price: **840 000 €**. Net price,
agency fees 6%ttc included payable by the seller and excluding notary fees.

Nice '**Balandrine**' HOUSE of **61,35sqm**, situated in a secured residential area of the lagoon city. It includes :

Average annual costs: **3500€**.
Mooring annual costs: **890€**.



It provides:

On the ground floor:

- a living room opening onto a quay-terrace with the use of a mooring of **11,40x3,90m**
- a separate kitchen
- a toilet

On the 1st floor:

- one bedroom with en-suite bathroom and toilet
- one bedroom with en-suite shower room and toilet

Parking nearby.



•Consommations énergétiques: **119 KWh ep/m² An. (C)** •Emissions de gaz à effet de serre: **4 Kg eq CO₂/m² An. (A)**