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SAS ABC IMMOBILIER

RCS Fréjus 103 212 866 Numéro d'identification Européen

EUID FR8303.103212866



aBc immobilier

20, Place François SPOERRY

24, place des Artisans

83310 - PORT GRIMAUD

Tel: 04 94 56 18 30

EXCLUSIVITE

PORT GRIMAUD

Ref.: **750v**

Price: 5 250 000 € Net price,
agency fees included, payable by seller
and excluding notary fees

A beautiful, exceptional HOUSE with a total floor area of **approximately 155m²**, spread over two floors, fully and luxuriously renovated, in excellent condition, in a quiet and secure neighbourhood of the lakeside town.

**Includes a mooring for a boat measuring 16x4.85m
plus a dinghy.**

It provides :

On the ground floor:

- an entrance hall
- a dining room opening onto a partially covered terrace
- a living room with a fireplace, also opening onto the terrace
- an open-plan, fitted and equipped kitchen, opening onto a second living room.
- a guest toilet.

Upstairs:

- a master bedroom with en-suite bathroom/toilet, walk-in wardrobe and a lovely terrace overlooking the garden and swimming pool
- a large bedroom with a built-in wardrobe, and a shower room/toilet
- a bedroom with a fitted wardrobe,
- a bedroom
- a shower room and a separate toilet.

Air-conditioned house

Saltwater swimming pool

Garage

Right to use a private parking space nearby



Energy consumption: 122 KWh/m² An. (C) Greenhouse gas emissions: 3 Kg eq CO₂/m² An. (A)