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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.: **751v**

**Price: 2 100 000 €.** Net price,  
agency fees 6%ttc included payable by the seller and excluding notary fees.

Beautiful 'Pêcheur'-style **HOUSE** situated in a secure residential neighbourhood in the lakeside town.

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

It provides:

Use of a private parking.

On the ground floor :

- an air-conditioned living room with a fireplace, opening onto a paved terrace and a quay with the **use of a mooring of 15x4,25m**
- a separate kitchen

On the first floor :

- a bedroom with a utility room facing the street
- a bedroom with a built-in wardrobe, facing the canal
- a bathroom and a separate toilet

On the 2nd floor:

- a bedroom facing the street with a balcony
- an air-conditioned bedroom with a fitted wardrobe and a balcony overlooking the canal
- a shower room and a separate toilet



•Energy consumption: EC •Greenhouse gas emissions: EC