

Jean Charles ROCHE
Tel: 06 17 89 89 00

contact@abcimmopg.fr



Jocelyne LHERMITTE
Tel: 06 77 79 44 85

www.port-grimaud-immobilier.fr

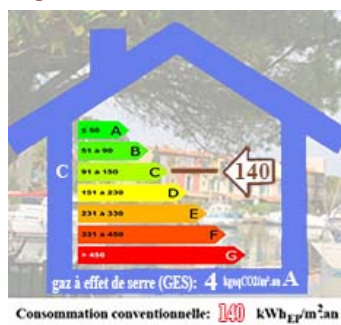
PORT GRIMAUD

Ref.: 755v

Price: 1 040 000 € Net price,
agency fees 4%ttc included payable by the seller
and excluding notary fees.

SOLE AGENT

HOUSE type 'Balandrine', measuring 68m², in excellent condition, spread over two floors, in a residential neighbourhood of the lakeside town.



Private numbered parking nearby.

It provides :

On the ground floor :

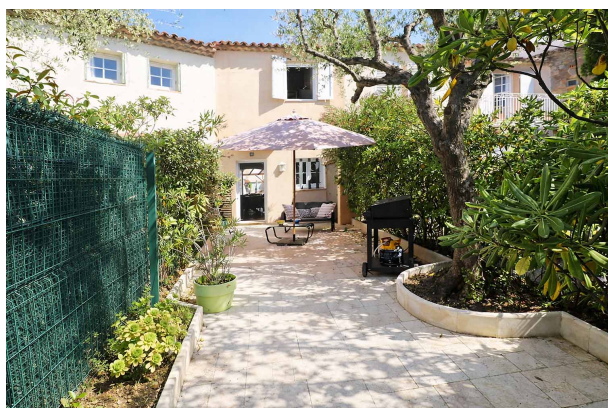
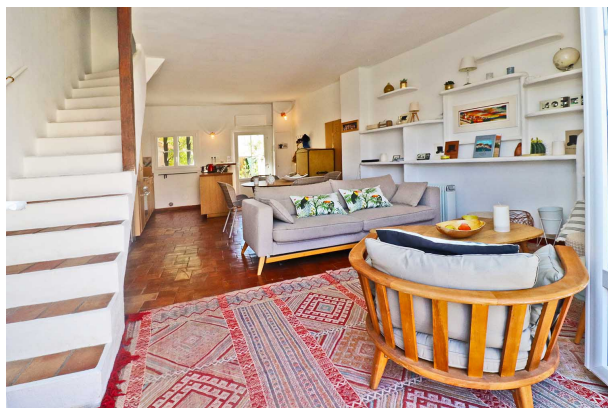
- a patio at the entrance with a shed
- a living room with a fireplace, opening onto a paved and grassed terrace, which extends into a quay with **use of a 14x5,58m mooring**

- a separate, fitted and fully equipped kitchen

On the first floor :

- a landing
- a bedroom with a built-in wardrobe on the canal side
- a shower room / toilet
- a bedroom, facing the street, with a built-in wardrobe and a small mezzanine.

- Average annual costs : 3900 €
- Annual mooring fees : 1563 €



•Consommations énergétiques: 140 KWh ep/m² An. (C) •Emissions de gaz à effet de serre: 4 Kg eq CO₂/m² An. (A)