

Jocelyne LHERMITTE  
Tel: 06 77 79 44 85  
abcinfos@orange.fr  
www.port-grimaud-immobilier.fr

Azur Beach & Co sarl au capital de 160000€  
RCS St Tropez 497 652 032



**aBc immobilier**

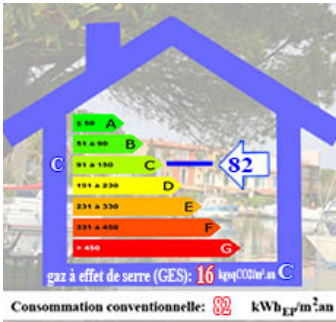
20, Place François SPOERRY  
24, place des Artisans  
83310 - PORT GRIMAUD  
Tel: 04 94 56 18 30

**PORT GRIMAUD**

Ref.: **756a**

Price: **495 000€** Net price,

agency fees 6%ttc included payable by the seller  
and excluding notary fees.



Lovely **Apartment of 35,04sqm**, on the first floor of a residential building in the heart of the lakeside city.

Use of a mooring space measuring **12.20 x 3.09 m** at the quay and **4.50 m** at the chain

It provides :

- a living room opening onto a loggia, offering a lovely wide view over the canals.
- an open, fitted and equipped kitchen
- a bedroom with cupboard
- a shower room with toilet
- a boat locker on the ground floor of the building

**Air-conditioned apartment**

Use of a numbered car park nearby

Average annual costs: **2382€**

Nber of lots in the Condominium: **10**

Current Procedure, Condominium in difficulties: **NON**

Mooring annual costs : **784€.**



•Energy consumption : **82 KWh/m<sup>2</sup> An. (C)**

•Greenhouse gas emissions : **16 Kg eq CO<sub>2</sub>/m<sup>2</sup> An. (C)**