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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

- Non contractual document -

## PORT GRIMAUD

Ref.: 679a

**Price: 1 590 000 €** Net price,  
agency fees included, payable by seller  
and excluding notary fees

**Very nice duplex apartment of 106sqm**, luxuriously renovated, on the river bank, with large tiled terrace extending to a garden and a

**mooring of 10m**

Annual charges : 5300€  
Number of lots in the co-ownership: 16  
Procedure in progress: **NON**

- Non contractual document -

Gas central heating  
Reversible air conditioning throughout the flat  
2 private car parks

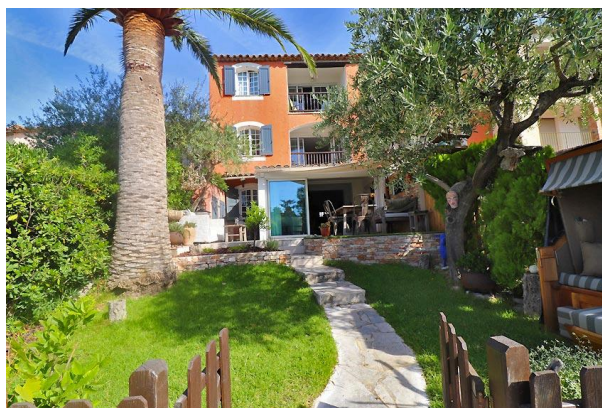
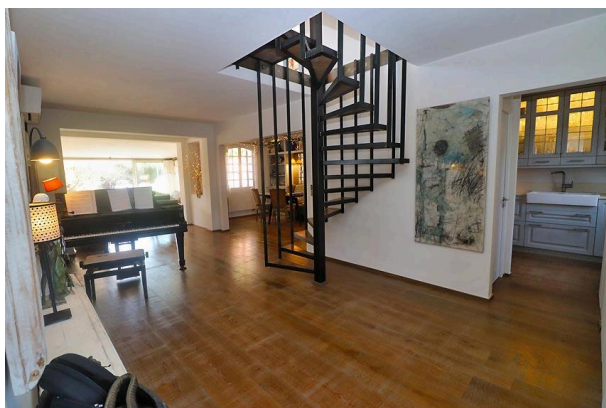
It provides:

Ground floor :

- a beautiful living and dining room of **53sqm**, extended by a loggia with decorative fireplace, opening onto the terrace
- a fitted and equipped kitchen opening onto the living room
- a toilet

On the 1st floor :

- a living room with loggia
- a beautiful bedroom opening onto the loggia
- a shower room / toilet
- one bedroom, on the street side, with a shower room
- a laundry room and dressing room



•Energy consumption: 178 KWh/m<sup>2</sup> An. (D)

•Greenhouse gas emissions: 35 KWh/m<sup>2</sup> An. (D)