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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.: **683v**

**Price: 4 475 000 €** Net price,  
agency fees included, payable by seller  
and excluding notary fees

## SOLE AGENT

**Set of 3 beautiful HOUSES** with a total surface area of around **225m<sup>2</sup>**, in excellent condition, in a quiet, secure area of the lakeside town

Use of 3 moorings of **11,30x4,25m, 11,50x4,25m, and 12,00x4,25m**

The set includes :

**Two fishermen's cottages** brought together by stays with

:

On the ground floor:

- a double living room with fireplace opening onto a large terrace and canal-side garden
- an open kitchen
- a toilet and a laundry

On the 1st floor :

- 2 bedrooms with cupboards, canal side, one with balcony
- 2 bedrooms with cupboard, street side
- 2 shower rooms and 2 separate toilets

On the 2nd floor :

- 2 bedrooms with cupboard and canal-side balcony
- 2 bedrooms with cupboards on street side
- 2 shower rooms with toilet

**A 3rd pretty HOUSE** of the 'Balandrine' type with :

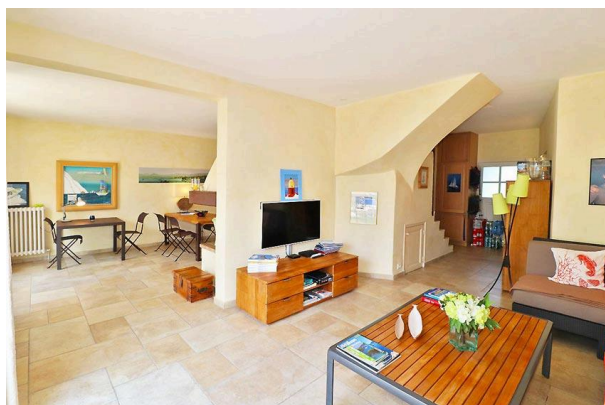
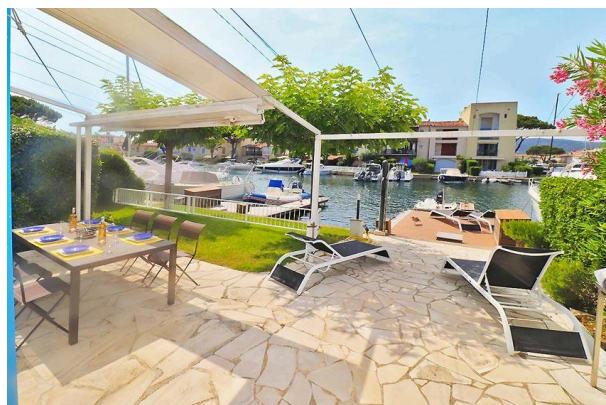
On the ground floor:

- a living room with fireplace opening onto a terrace and a canal-side garden
- an open kitchen

On the 1st floor :

- a landing with cupboard
- a bedroom with cupboard, canal side
- one bedroom with cupboard, street side
- a shower room and separate toilet

Use of 3 nearby private parking



Consommation énergétique: EC Emissions gaz à effet de serre: EC