

Jocelyne LHERMITTE
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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.: **703v**

Price: 1 930 000 €. Prix net,
honoraires d'agence compris à la charge du vendeur
et hors frais notariés

SOLE AGENT

HOUSE "Bord de Rive" type, of about **99sqm**, with a pretty garden along the river's edge.
It provides:

On the ground floor:

- A Closed front patio with storage cupboards
- A double living room with a chimney, opening on to a covered terrace, prolonged by a large garden and a private quay with

a 12x9m mooring .

- One bedroom
- A shower room / WC
- An open kitchen

On the 1st floor :

- A master bedroom opening on to a balcony with a panoramic view on the river, en-suite bathroom and WC
- Two bedrooms, one being river side
- A bathroom / WC

Covered parking in front of the house

Air conditioning

Sold partially furnished

Double garage with electricity at an additional cost of **137 000 €.**



• Energy consumption : **94KWh/m2 An. (C)** • Greenhouse gas emissions : **22 Kg eq CO2/m2 An. (D)**