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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.: **704aGB**

**Price: 335 000 €** Prix net,  
agency fees 6% ttc included at the charge of the seller  
and excluding notary fees

**Very nice duplex apartment of 28,61sqm**, in very good condition, on the 2nd and top floor of a secure residence in the heart of the lakeside town.

It provides :

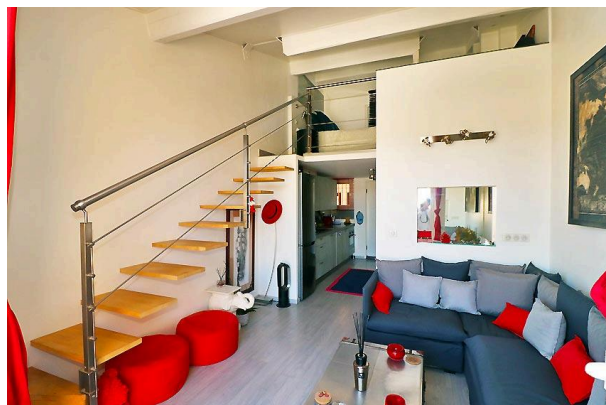
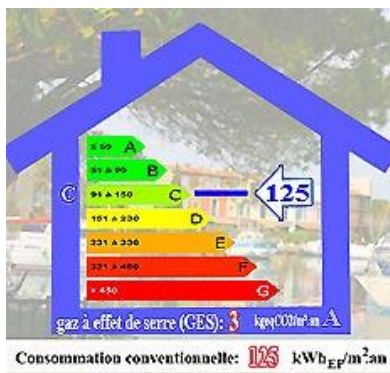
- an entrance
- a living room opening onto a balcony with lovely view over the canals
- an open kitchen
- a shower room with toilet
- a mezzanine bedroom
- a dressing room

Use of a private covered car park nearby

Average annual costs: **1220€**

Nber of lots in the Condominium: **68**

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



• Energy consumption : **125 kWh<sub>EP</sub>/m<sup>2</sup>.an (C)** • Greenhouse gas emissions : **3 kg<sub>eq</sub>CO<sub>2</sub>/m<sup>2</sup>.an (A)**