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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 -

MARINES de COGOLIN

Ref.: 705v

Price: 1 980 000 € Net price,
agency fees included, payable by seller
and excluding notary fees

Beautiful atypical HOUSE with a surface area of **120m²** approx., air-conditioned, in a secure riverside neighborhood with 12m quay. It includes :

On ground floor :

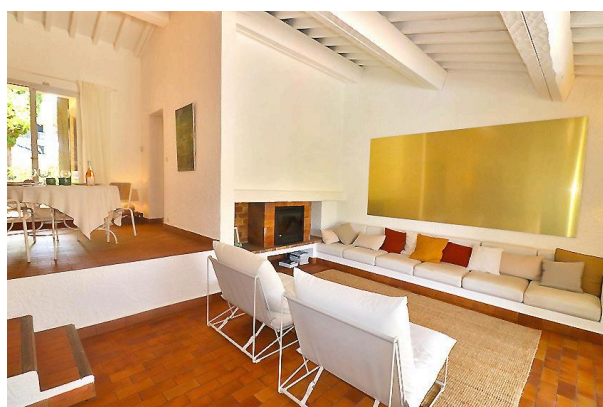
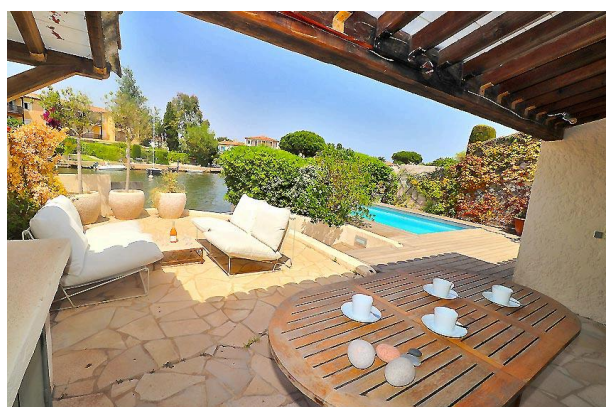
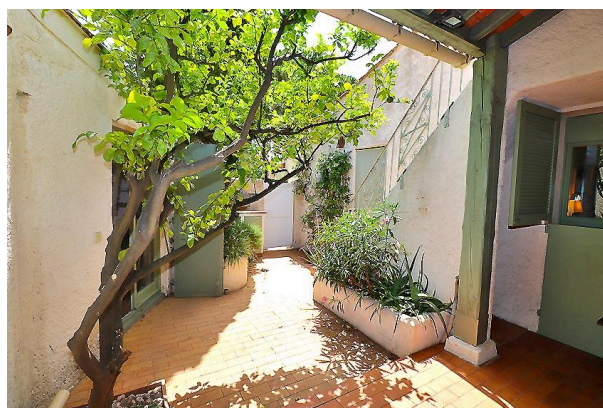
- an enclosed patio at the entrance with a large cellar/laundry room
- a 2-storey double living room with dining area and, accessed by 4 steps, a lounge area with fireplace opening onto a large, partly covered terrace and swimming pool on the river side.
- a separate kitchen
- a hallway with a separate toilet, a bathroom and cupboards
- 1 bedroom on patio side
- 1 bedroom overlooking the pool, with cupboards and shower room

In the old garage :

- 1 bedroom with wardrobe, bathroom and toilet, accessed from the patio
- a small bedroom with washbasin, accessible from the patio via a staircase.

mooring on the river of 12m.

Average annual EXPENSES : **1300€.**



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