

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.: **713aGB**

Price: 1 260 000 € Prix net,
agency fees 6% ttc included at the charge of the seller
and excluding notary fees

Very nice duplex apartment of 72,34m², in
excellent condition, located in a residence in the heart of the
lakeside town.

with use of a 16x5.60m mooring

It provides:

Average annual costs: **4789€**
Nber of lots in the Condominium: **15**
Current Procedure Condominium in difficulties: **NO**

On the ground floor:

- an entrance with cupboard and a guest toilet
- a living room opening onto a terrace along the canal
- an open, fitted and equipped kitchen

on the 1st floor :

- a landing with cupboard
- one bedroom with balcony
- a bathroom / wc
- one bedroom with balcony, shower room / wc.

Air conditioning to be replaced in early 2024
4 parking spaces.



• Energy consumption : **160 kWh/m².an (C)** • Greenhouse gas emissions : **4 kgeqCO₂/m².an (A)**