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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

PORT GRIMAUD

Ref.: 717v

Price: 1 350 000 € Net price,
agency fees 6%ttc included payable by the seller
and excluding notary fees.

Nice **VILLA** of approx. **75sqm**, large enclosed patio at the entrance used as a car park, overlooking the river Giscle, with **a mooring of 13,50m**.

It provides :

- a large living room opening onto a terrace and a swimming pool
- a kitchen, fully equipped
- a shower room with toilet

On the 1st floor:

- 1 master bedroom with a bathroom and toilet,
- 2 bedrooms
- a shower room with toilet

On the 2nd floor:

- a large solarium with south exposition

In excellent condition.

Average annual costs: **3900€**.

- Non contractual document -



Energy consumption : 129 KWh/m² An. (C) Greenhouse gas emissions : 3 Kg eq CO₂/m² An. (A)