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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

SOLE AGENT

PORT GRIMAUD

Ref.: 720v

Price: 1 600 000 € Net price,
agency fees 5ttc included payable by the seller
and excluding notary fees.

Nice **VILLA** of approx. **98sqm**, on 3 levels, with a
use of a mooring of 12x6m

It provides :

In excellent condition
Fully air-conditioned
'Les trois terres' floor tiles
Dinghy lift on the quay
Private parking in front of the house
Electric car socket
Sold partly furnished

Average annual costs: **4950€.**

- Non contractual document -

On the ground floor :

- a beautiful living room with fireplace, opening onto a large loggia (17m2) with cupboard, extended by a terrace and garden
- a separate fitted and equipped kitchen
- a toilet / laundry room

On the first floor :

- master bedroom with en-suite bathroom/wc, walk-in wardrobe and large canal-side terrace (18,80m2)
- a study room with cupboard, canal side
- one bedroom with cupboard, street side
- a shower room / wc

On the second floor :

- a large through bedroom with dressing room, bathroom/wc and large solarium on the canal side.



Energy consumption : EC Greenhouse gas emissions : EC