



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

Tél. +33 (0)4 94 56 03 17 - immocite@wanadoo.fr

1 195 000 €

Buying balandrine elargie

3 rooms

Surface : 69 m²

Year of construction : 1970

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptionnel

Couverture : Tuiles

Features :

Pergola toit de tuiles, Amarrage de 10 à 14m, Patio coté rue, Grande terrasse coté canalen angle, Cheminée, Air conditionné, Double vitrage PVC, Volets bois, Parking résidents

2 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 parking

Legal information

1 195 000 €

Fees paid by the owner, well condominium, annual current expenses 3 220 € (268 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Balandrine elargie 2626/2627 Port Grimaud

PORT GRIMAUD Center Superb Enlarged House, Balandrine corner type, facing West, with mooring of 12 x 5.50 m. Access is from the street side, via a flowered patio closed with a wrought iron gate. From the entrance, in the large living room, light is omnipresent, thanks in particular to a side window, which illuminates the entire living room, i.e. the open fitted kitchen as well as the living room with its fireplace of small size, under the staircase. Upstairs, a first bedroom accommodates a double bed and has its own en-suite shower room and toilet. A laundry area separates this one from a second, larger bedroom, which has a bathroom with toilet and a balcony with the canal view. The whole is air-conditioned and has double-glazed and PVC frames. On the canal side, a beautiful deep terrace is accessible, from the street, via a corridor side to the house and allows access to the boat and the mooring without going through the house if..

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1930 and 2670 € (reference year 2023)
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