



# IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

1 595 000 €

Buying maison de pêcheur

5 rooms

Surface : 85 m<sup>2</sup>

Exposition : Sud est

View : Port

Hot water : Gaz

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Parking privé à 50 m, Patio, Pergola neuve, Amarrage de 15 à 20m, Stores électriques, Cable, Baies vitrées double-vitrage, Galandage, Meublée, Plafonnier

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

Legal information

1 595 000 €

Fees paid by the owner, well condominium, annual current expenses 4 000 € (333 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Maison de pêcheur 2629 Port Grimaud

PORT GRIMAUD Beautiful 5 rooms Fisherman's House, for sale fully furnished and decorated, in one of the most charming locations, with large 18 x 4.20 m mooring. With a private car access 24/24 surveillance, it offers 3 levels, a large patio on the street side, a living room with open-plan fitted kitchen and 1 large covered terrace on the canal side. The 2 upper floors share 2 x 2 bedrooms, 1 bathroom and 1 shower room. Double glazing bay window and sliding doors. Electric blinds. Ceiling lights in each bedroom. Cable and OLED TVs. The mooring is equipped with an adjoining pontoon and 1 numbered parking space is located 50 m away, while a second is accessible in the residents' parking area.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1780 and 2450 € (reference year 2023)  
Document non contractuel - 05/05/2024

Immobilier de la cité - 1, place des artisans - 83310 PORT GRIMAUD

**Adresse Postale** : 1 Cours des artisans - BP 10 110 - 83 314 Grimaud cedex

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