



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

4 650 000 €

Buying borderive et maisons spéciales

6 rooms

Surface : 165 m²

Surface of the land : 355 m²

Exposition : Ouest

View : Jardin

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Volets électriques, Double vitrage, Garage attenant, Amarrage de 15 à 20m, Calme, Cheminée, Gardien

3 bedrooms

2 terraces

2 bathrooms

1 shower

4 WC

1 garage

Legal information

4 650 000 €

Fees paid by the owner, well condominium, annual current expenses 5 607 € (467 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Borderive et maisons spéciales 2590-2589 Port Grimaud

PORT GRIMAUD Privileged Sector Rare corner house with attached closed garage, in one of the most confidential areas . With an area of almost 165 m², on 2 levels, with large garden, several terraces and several moorings, the main one of 20 linear m can accommodate a 55-foot boat. Facing west, the house is composed of:

- Ground floor an entrance hall, large living room with fireplace giving direct access to the garden, dining room with several openings onto the terraces and a beautiful loggia. Fully equipped separate kitchen, laundry room, toilet, 1 bedroom en suite with bathroom, direct access to the outside.
- 1st floor , 1 master bedroom with large volumes with complete dressing room and bathroom, 1 bedroom with en-suite shower room. The whole has a very beautiful corner garden with lawn and terracotta and beautiful columned arcades. Ceiling lights in all rooms. Attached closed garage

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Document non contractuel - 17/05/2025



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

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

Tél. : +33 (0)4 94 56 03 17 - immocite@wanadoo.fr - www.immobilier-portgrimaud.com

Carte professionnelle CCI du Var n° CPI 83042016000005565 - RCS Fréjus 310 290 663

Code NAF 6831Z - RC Pro MMA - Document non contractuel