



# IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

1 200 000 €

Buying maison elargie

3 rooms

Surface : 69 m<sup>2</sup>

Exposition : Nord Ouest

View : Canaux

Hot water : Gaz

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Maison large, Grand amarrage, Patio,  
Cheminée, Ponton mitoyen, Double vitrage,  
Mezzanine, Gardien, Calme

2 bedrooms

1 bathroom

1 WC

1 parking

Informations légales

1 200 000 €

Honoraires à la charge du vendeur, well  
condominium, annual current expenses  
3 423 € (285 € par mois), aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Maison elargie 2631 Port Grimaud

Port Grimaud Near the beach Rare 3 rooms, "Wide House", in the town center, close to the beach with mooring of 14.40 x 5.80 and shared pontoon. 2 levels with on: - the ground floor, wide living room really open with fireplace and a fitted kitchen, the terrace on the canal gives access to the pontoon and the huge mooring. Beautiful flowered garden on the entrance side. - Upstairs, two bedrooms on either side of the bathroom and separate toilet. On the smallest one, there is a short mezzanine under the roof. Parking on the residents area.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 638 and 864 € (reference year 2024)  
Document non contractuel - 27/04/2024



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

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