



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

3 750 000 €

Buying maison double

5 rooms

Surface : 173 m²

Surface of the living : 66 m²

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Rénové

External condition : Exceptionnel

Couverture : Tuiles

Features :

2 amarrages de 16 x 9 m, Calme, Air conditionné

4 bedrooms

1 terrace

4 bathrooms

5 WC

2 parkings

Legal information

3 750 000 €

Fees paid by the owner, well condominium, annual current expenses 8 200 € (683 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Maison double 2611 Port Grimaud

PORT GRIMAUD Double corner fisherman's house facing South, with an unobstructed view, completely renovated with high quality materials, with its 2 moorings of 16 x 9.50 m. On the ground floor, large patio giving access to the entrance which open on to the fitted kitchen, laundry room, guest toilet, and the very clear living room with double sliding windows. Large terrace on the canal side. On the first floor, 2 en-suite bedrooms each with its own bathroom, toilet and woodroab. On the second floor, 2 other en-suite bedrooms, with their own bathroom, toilet and woodroab. All rooms are through out and have a beautiful view of the canal. Integrated air conditioning throughout the house, new double-glazed PVC frames, 2 heat pumps including 1 specifically for heating (thermodynamic balloon). Quiet and sought-after area, you benefit from a very beautiful unobstructed view from this house.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1742 and 2358 € (reference year 2023)
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Immobilière de la cité - 1, place des artisans - 83310 PORT GRIMAUD

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