



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

2 449 000 €

Buying maison double

8 rooms

Surface : 159 m²

Year of construction : 1968

Exposition : Ouest

View : Bord de mer

Hot water : Gaz

Inner condition : A moderniser

External condition : A rafraichir

Couverture : Tuiles

Features :

Balcon, Terrasse, Deux amarrage de 15 x 8 m, Air conditionné, Ponton, Toiture refaite en 2020, Double vitrage, Grand Patio arboré

6 bedrooms

2 terraces

3 showers

3 WC

2 parkings

Informations légales

2 449 000 €

Honoraires à la charge du vendeur, well condominium, annual current expenses 6 497 € (541 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on georisques.gouv.fr



Maison double 2616 Port Grimaud

PORT GRIMAUD - Beach area Double house joined, located at the back of the beach and facing West with 2 large moorings of 15 x 8 m and pontoon. The first is a slightly enlarged Fisherman's House (5 rooms) consisting of 4 bedrooms and 2 bathrooms with separate toilets and balcony on the canal side. The second is a Balandrine (3 rooms) with 2 bedrooms and 1 bathroom. The ground floor open in between the both offers on one side, a fully fitted kitchen, a beautiful living room and on the other, a dining room + living room. On the canal side, a transverse terrace can accommodate a large dining table and garden furniture. While on the street side, a large patio with trees keeps the freshness in summer and constitutes a pleasant flower garden. Air conditioning in all rooms and ceiling fan in the kitchen. Roof renewed in 2020, radiators changed, recent heating machine, fireplaces removed, double glazing in several rooms.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D
Estimated annual energy between 3540 and 4890 € (reference year 2023)
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