



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

990 000 €

Buying balandrine

3 rooms

Surface : 63 m²

Year of construction : 1982

Exposition : Nord ouest

View : Dégagée

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Store électrique, Air conditionné 1 chambre, Parking privé à l'entrée, Cheminée, Gardienné 24/7, Secteur non passant, Calme

2 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Legal information

990 000 €

Fees paid by the owner, well condominium, annual current expenses 2 760 € (230 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Balandrine 2639 Port Grimaud

PORT GRIMAUD - Confidential Sector Located not far from the amenities of the city center, this beautiful 3-room house (63 m2) will seduce you with the serenity of its location in the heart of a closed and very secure island. On the Ground floor , entrance hall with toilet area and sink, closed fitted kitchen with serving hatch and living room with fire-place which opens onto a beautiful terrace shaded by a pergola and climbing plants. Upstairs, an en-suite bedroom with balcony and private bathroom benefits from a clear view on the canal side, while a second bedroom has its own shower room on the street side. Note that the bedroom on the canal side is with air-conditioning. Mooring measuring 13.40 x 4.40 m and private parking in front of the entrance conclude the general arrangement of this rare property.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1176 and 1592 € (reference year 2023)
Document non contractuel - 01/05/2025



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

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