



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

1 090 000 €

Buying balandrine

3 rooms

Surface : 61 m²

Year of construction : 1968

Exposition : Ouest

View : Dégagée

Hot water : Gaz

Inner condition : A rafraîchir

External condition : Bon

Couverture : Tuiles

Features :

Huissieries intérieures PVC, Fenêtres double-vitrage, Volets extérieurs aluminium, Cuisine équipée, Chaudière récente, Façades repeint

2 bedrooms

1 terrace

1 bathroom

1 WC

1 parking

Legal information

1 090 000 €

Fees paid by the owner, well condominium, annual current expenses 3 025 € (252 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Balandrine 2662 Port Grimaud

PORT GRIMAUD Beach - EXCLUSIVE This 3 rooms family home (corner bungalow, approx. 62 m2) is located at the back of Port Grimaud beach and enjoys the full benefit of the Sunset. The ground floor comprises an entrance hall leading to an open-plan fitted kitchen and living room with fireplace, while the first floor is divided between 2 bedrooms, a shower room and separate toilet. The large terrace, accessible from the street via a private side passage, is closed off on the canal side by a wooden barrier providing access to a 14 m mooring. Interior PVC frames and double glazing Aluminum shutters and facades recently redone with roof overhaul. Resident parking area

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 1560 and 2180 € (reference year 2025)
Document non contractuel - 10/05/2025



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

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