

1 350 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale home marina

4 rooms

Surface : 75 m<sup>2</sup>

Year of construction : 1996

Exposition : Sud est

View : Dégagée et canal

Hot water : Electrique

Inner condition : excellent

Couverture : roof terrace

Features :

secure domain, Piscine privative, AIR CONDITIONING, Beach walk, Walking distance to shops, Vue canal, Amarrage 11 x 3,80 m, Double-vitrage, Très grand solarium, Residential area

3 bedroom

3 terraces

3 bathrooms

3 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

05/04/2025 - Prix T.T.C



## Home marina 425 Grimaud

CHARMING 3 BEDROOM HOUSE - SWIMMING POOL - LARGE SOLARIUM - LARGE MOORING A sailor's dream that came true – Such a wonder to discover on foot or on the water! Composed of Provençal style houses but also of Mediterranean influences, Port-Grimaud symbolizes the dream of a sailor that became reality. Each house has its own docking ring, canals are intermingled and the traffic is controlled... The architect's goal was to make it a new small town, pleasant to live with all the services available to residents. This charming house is located in a residential and sought-after neighborhood of South Port-Grimaud; in very good condition, it consists of 3 bedrooms, a tiled patio with trees and a small garden that can accommodate a vehicle, a terrace with a piece of lawn and private pool, a large roof terrace and a mooring in full ownership. It is a "Cassine" type house, full of charm and history. The house, facing south-east, is very sunny and offers lovely views from all windows. You enter through a rather quiet alley, with a charming courtyard where you can park your car. A wisteria meanders nicely in the pergola and an olive tree also decorates this welcoming space, with its small patch of lawn, some flowers and other shrubs; also, a storage space. On the other side of the house, canal view, you will find a beautiful terrace with private swimming pool and counter-current system, in addition to a boat mooring of 11 x 2.80 m. On top of that, the house boasts a green roof terrace of 28 m<sup>2</sup> which offers



area is very nice with its palm tree, dense hedges and other plants protecting the privacy, not to mention the outdoor shower to cool or rinse after swimming at sea or in the pool. On the 1st floor of the house, there are 3 bedrooms, one en suite with bathroom and toilet and a shower room with toilet. A 1st bedroom with built-in cupboard gives onto the alley side and can accommodate a double bed. Then, a 2nd bedroom giving onto the pool/ garden / canal side can accommodate a small

double bed and storage space. This bedroom opens onto the balcony. Last but not least, a 3rd bedroom with also a beautiful view on the canal, offers a spacious space for a comfortable double bed; it benefits from its own bathroom with toilet and storage; in addition, it opens onto a nice balcony shared with the 2nd bedroom, with open views of the river and boats. One accesses each level via a beautiful staircase, which leads to the 2nd and last floor, where you will find a beautiful not overlooked roof terrace with very clear views. This solarium is partly protected from the wind and the sun and there, sun loungers, dining table and chairs, garden furniture, barbecue, beautiful plantations and flowers will easily find their way. A very pleasant and intimate place from morning till evening in any season. Definitely a comfortable and inviting house. Our opinion: Lovely house Very clear views A private pool A very large solarium Brightness Secured Domain 4 AC units

Fees and charges :

Annual current expenses 3 984 €

Well condominium

1 350 000 € agency fees 5,63% à the responsibility of the buyer included