

3 750 000 €

**Contact agency**

**Immobilie de la cité**

1 place des artisans

83310 Port-Grimaud

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

**For sale maison double**

**5 rooms**

**Surface : 173 m<sup>2</sup>**

**Surface of the living : 66 m<sup>2</sup>**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

2 amarrages de 16 x 9 m, CALM, Air conditioning

4 bedroom

1 terrace

4 bathrooms

5 WC

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

17/07/2024 - Prix T.T.C



**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.

Fees and charges :

Annual current expenses 8 200 €

Well condominium

3 750 000 € fees included

