

990 000 €

Contact agency

Immobilie de la cité

1 place des artisans

83310 Port-Grimaud

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For sale balandrine

3 rooms

Surface : 63 m²

Year of construction : 1982

Exposition : Nord ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Electric awning, Air conditionné 1 chambre, Parking privé à l'entrée, fireplace, Gardienné 24/7, Secteur non passant, CALM

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

03/05/2025 - Prix T.T.C



### 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.

Fees and charges :

Annual current expenses 2 760 €

Well condominium

990 000 € fees included

