

1 475 000 €

Contact agency

Immobiliere de la cité

1 place des artisans

83310 Port-Grimaud

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For sale house

7 rooms

Surface : 168 m²

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Couverture : tiling

#### Features :

Laundry room, DRESSING, 2 terrasses coté rue, 1 grande terrasse coté canal, Electric shutters, fireplace, Air conditioning, 3 carports devant l'entrée, gardien proche 24/7

4 bedroom

3 terraces

1 bathroom

3 showers

3 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

02/05/2025 - Prix T.T.C



### House 2638 Port Grimaud

PORT GRIMAUD South Exceptional, completely renovated Triplex, in a contemporary style, with 216.50 m2 of floor space (168 m2 Carrez Law and 7 rooms) resulting from the combination of 2 lots on 3 levels. The ground floor consists of an entrance hall opening onto a bright American kitchen and the living-dining room, with its fireplace, which opens onto the garden. On the first floor, a living room with large openings onto a large 13 m2 terrace with an unobstructed view, 1 large dressing room, 2 en-suite bedrooms each with 1 shower room and toilet. On the second floor, a laundry room, 2 en-suite bedrooms, one with a shower room and the other with a bathroom and toilet. Both have private terraces out of sight. 3 parking spaces, close to the entrance, complete the features of this rare property with a certain charm. Possibly mooring place in yearly renting or seasonal contract nearby with the Port Grimaud capitainerie. Large volumes and beautiful ceiling heights

Fees and charges :

Annual current expenses 6 400 €

Well condominium

1 475 000 € fees included

