

## Price on request

### Contact agency

#### Immobiliere de la cité

1 place des artisans

83310 Port-Grimaud

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

### For sale borderive et maisons spéciales

6 rooms

Surface : 160 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

POOL, Parking privé numéroté, goalkeeper year, Amarrage de 15 à 20m, Chambre au rez-de-chaussée, living room, Air conditioner, separate kitchen, Automatic gate

4 bedroom

2 terraces

2 bathrooms

2 showers

5 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel

19/05/2024 - Prix T.T.C



## Borderive et maisons spéciales 2630 Port Grimaud

PORT GRIMAUD Nestled in one of the areas sought after for its tranquility, this exceptional corner house (160 m<sup>2</sup>) has a 21 x 6.40 m mooring and a swimming pool. Facing south, it receives maximum sunshine and has beautiful open views without any vis-à-vis. On the ground floor, there are the entrance hall, a closed fitted kitchen, a dining room, a living room with fireplace and large bay windows which open onto the exterior spaces. There is also a bedroom/office, a guest toilet, a laundry room and a storage room. Upstairs, 3 en-suite bedrooms including the owner's one with large volumes, several dressing cupboards and access from each bedroom to the beautiful south-facing terraces. A large tiled terrace hosts the swimming pool, the garden area and provides access to the mooring along the property. Pontoons complete the system. Private parking located just 30 m from the house. Confidential area close to amenities and guarded 24/7.

Fees and charges :

Annual current expenses 6 700 €

Well condominium

