



IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

1 200 000 €

Buying maison de pêcheur

5 rooms

Surface : 83 m²

Exposition : Est ouest

View : Citadine

Hot water : Gaz

Inner condition : Bon

External condition : Rénové

Couverture : Tuiles

Features :

Volets aluminium, Fenêtres double-vitrage

PVC, Chaudière gaz neuve (2024),

Façades repeintes en 2022, Terrasse

canal refaite, Cheminée, Patio fleuri coté

rue, Pergola bois sur canal, Amarrage 14 x 4,27

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 parking

Legal information

1 200 000 €

Fees paid by the owner, well condominium, annual current expenses 4 267 € (356 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Maison de pêcheur 2643 Port Grimaud

PORT GRIMAUD Town center This beautiful fisherman's house is located near the amenities of the old part and 10 minutes' walk from the beach and uses a mooring of 14 x 4.27 m. Made up of 5 rooms, it offers on the ground floor a pleasant living room with fireplace and open fitted kitchen. 2 bedrooms whose one with balcony, 1 shower room and separate toilet on the 1st floor, and 2 bedrooms, one with balcony, 1 bathroom + toilet on the 2nd floor. Facing East-West, it has a large flowered patio on the street side, a quay-terrace closed by a wooden barrier on the canal side. Parking place on the resident area. The house is for sale fully furnished.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1272 and 1720 € (reference year 2023)
Document non contractuel - 18/10/2024



Immobilier de la cité - 1, place des artisans - 83310 PORT GRIMAUD

Adresse Postale : 1 Cours des artisans - BP 10 110 - 83 314 Grimaud cedex

Tél. : +33 (0)4 94 56 03 17 - immocite@wanadoo.fr - www.immobilier-portgrimaud.com

Carte professionnelle CCI du Var n° CPI 83042016000005565 - RCS Fréjus 310 290 663

Code NAF 6831Z - RC Pro MMA - Document non contractuel