



# IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

## Price on request

### Buying borderive et maisons spéciales

9 rooms

Surface : 347 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : A rafraîchir

External condition : A rafraichir

Couverture : Tuiles

#### Features :

Maison d'angle, Double amarrage dont 1 de..., Plusieurs pontons, Garage attenant, Plusieurs terrasses dont..., Piscine, Cheminée, Secteur proche commodités, Accès sécurisé 24/7

6 bedrooms

3 terraces

4 bathrooms

2 showers

7 WC

1 garage

1 parking

#### Legal information

Price on request

Consult us to know the price of sale well condominium, annual current expenses 10 600 € (883 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Borderive et maisons spéciales 2644 Port Grimaud

PORT GRIMAUD Exceptional property Exceptional corner house of about 347 m<sup>2</sup> and 9 rooms with 3 storeys, facing West, with solarium with panoramic view, several terraces and loggias, swimming pool, 2 moorings whose 1 of 23 m length. On the ground floor, entrance hall leading to a large living room with fireplace, dining room, separate and equipped kitchen, a small living room-office with plenty of storage space and shower room, all opening onto large shaded loggias and giving access to the swimming pool and moorings. On the 1st floor, 5 beautiful bedrooms in full suites with, for some, private terrace and unobstructed views of one of the most beautiful views of the city. On the 2nd floor, 1 en-suite bedroom with its open views and its dominant private solarium. The swimming pool is completed with an outdoor shower and several pontoons facilitate access to the boats. A closed garage is included in the construction and an additional parking...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 3610 and 4950 € (reference year 2023)  
Document non contractuel - 23/10/2024



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

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

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