



# IMMOBILIÈRE DE LA CITÉ

PRESTIGE REAL ESTATE

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

1 475 000 €

Buying maison

7 rooms

Surface : 168 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : Excellent

External condition : Rénové

Couverture : Tuiles

Features :

Buanderie, Dressing, 2 terrasses coté rue,  
1 grande terrasse coté canal, volets  
roulants électrique, Cheminée, Air  
conditionné, 3 carports devant l'entrée,  
gardien proche 24/7

4 bedrooms

3 terraces

1 bathroom

3 showers

3 WC

3 parkings

Legal information

1 475 000 €

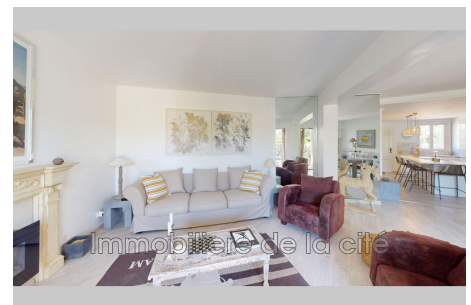
Fees paid by the owner, well condominium,  
annual current expenses 6 400 €  
(533 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Maison 2638 Port Grimaud

PORT GRIMAUD South Exceptional, completely renovated Triplex, in a contemporary style, with 216.50 m<sup>2</sup> of floor space (168 m<sup>2</sup> 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 m<sup>2</sup> 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...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2110 and 2900 € (reference year 2024)  
Document non contractuel - 23/10/2024



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

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

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