



# 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 maison de pêcheur

5 rooms

Surface : 84 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Gaz

Inner condition : A rénover

External condition : A rénover

Couverture : Tuiles

Features :

Situation d'angle, Amarrage de 10 à 14 m,  
Patio, Secteur privé, Proche commodités,  
Cheminée, Calme

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

### Legal information

Price on request

Consult us to know the price of sale well  
condominium, annual current expenses  
4 118 € (343 € 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 de pêcheur 2645 Port Grimaud

PORT GRIMAUD Corner House Rare corner fisherman's house (84 m<sup>2</sup>) to renovate, located not far from shops with patio and mooring of 11 x 4.20 m. The street-side patio provides access, on the ground floor, to an open kitchen and the living room with a fireplace as well as to the terrace. On the 1st floor, a first bedroom with a double bed enjoys the view of the canal, while another bedroom opens to the back, a bathroom and a toilet complete this level. On the 2nd floor, 2 other bedrooms, one with a balcony and a shower room with toilet. On the canal side, a beautiful terrace is accessible from the street, by a side passage to the house and allows access to the boat and the mooring without going through the house if necessary. Parking on the residents' area.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1133 and 1533 € (reference year 2024)  
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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Carte professionnelle CCI du Var n° CPI 83042016000005565 - RCS Fréjus 310 290 663

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