



**NEW PLACE**  
Real-Estate Agency

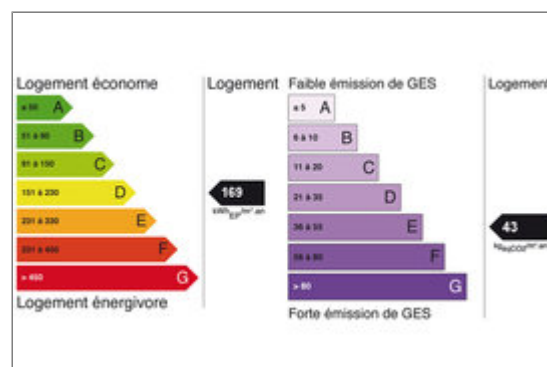
## PORT GRIMAUD

**3 room duplex apartment at the heart of the marina**

Ref: A312-874



Living surface	48 m <sup>2</sup>
Exposure	South
Number of room	3
Number of bedroom	2
Price	324 950 € HAI*



[www.new-place.com](http://www.new-place.com)

23 place des Artisans - 83310 Port-Grimaud - France  
tél. +33 4 94 49 50 50 | fax. +33 9 70 62 25 14 | [info@new-place.com](mailto:info@new-place.com)

New Place SAS au capital de 30 000€ | SIREN 511397168 RCS Fréjus | Code APE 6831Z | CP 5464 Var  
Garantie GALLIAN 120 000 € | RC Covea Risks | TVA Intracom. FR37511397168



\*Real-Estate Agency Fees Included charged to the seller (unless otherwise indicated) - Description, surfaces, characteristics and pictures of estates for sale are non-contractual and given as information only. All reproductions forbidden.

## 3 room duplex apartment at the heart of the marina

Beautiful duplex apartment of 48sqm located on the 1<sup>st</sup> and last floor of a building in the heart of Port Grimaud South.

This apartment includes: Entrance onto open kitchen, spacious living room, shower room with wc, terrace. Upstairs, 2 bedrooms and a bathroom with toilet.

South orientation.

A private parking space nearby.

**HIGHLIGHTS** : large living surface.

- Duplex
- Living surface: 48 m<sup>2</sup>
- Carrez surface: 48,38 m<sup>2</sup>
- Number of room: 3
- Number of bedroom: 2
- Exposure: South
- Parking
- State of the property: Good
- Terrace
- Property Tax: 645 € / year
- Service fees: 2055,92 € / year
- Estate located in a joint ownership
- Number of lots: 16
- Number of housings: 16





