

**NEW PLACE**  
Real-Estate Agency

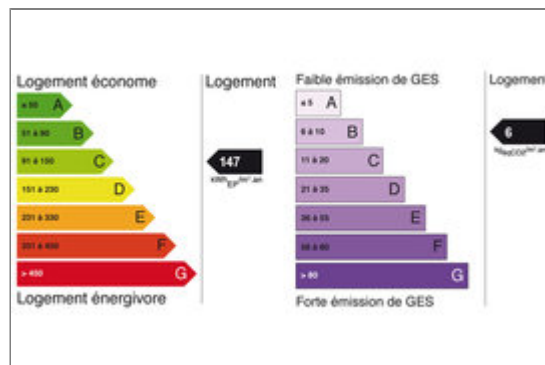
## PORT GRIMAUD

**4 room apartment in an apartment block with swimming pool (possibility of boat moorings)**

Ref: A312-622



Carrez surface	81,46 m <sup>2</sup>
Exposure	South Est
Number of room	4
Number of bedroom	3
Price	475 000 € HAI*



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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.

## 4 room apartment in an apartment block with swimming pool (possibility of boat moorings)

4 room apartment of approximately 81sqm, located on the 2<sup>nd</sup> floor of a residence with lift and swimming pool at the heart of Port Grimaud South.

This apartment comprises: an entrance, a spacious living room with open kitchen, 3 bedrooms, a bathroom, a toilet.

Beautiful loggia of 20sqm facing South-East with wide view over the river La Giscle.

2 private parking spaces.

Possibility to purchase two extra moorings of (*Not included in the sale price*).

**HIGHLIGHTS** : Only appartement block building with pool in Port Grimaud.

- 4-room
- Living surface: 81 m<sup>2</sup>
- Carrez surface: 81,46 m<sup>2</sup>
- Number of room: 4
- Number of bedroom: 3
- Exposure: South Est
- Parking
- Pool:
  - Length: 14
  - Width: 7
- State of the property: Really good
- Terrace
- Service fees: 4 800 € / year
- Estate located in a joint ownership
- Number of lots: 42





