



**NEW PLACE**  
Real-Estate Agency

## PORT GRIMAUD

**3 bedroom house with wide 12.54m boat mooring and pool**

Ref: V312-974



Living surface	75 m <sup>2</sup>
Exposure	South
Length	12,54 m
Number of room	4
Number of bedroom	3
Price	975 000 € 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.

## 3 bedroom house with wide 12.54m boat mooring and pool

"Cassine" house located in a residential and valued area of Port Grimaud South.

This house of approx. 75sqm on 2 levels consists of:

On the ground floor: entry via private patio – shower room with toilet – kitchen – living room opening onto a terrace and garden with pool along the canal.

On the 1st floor : A master bedroom with own bathroom and toilets – 2 other bedrooms – a separate shower-room with toilets.

Roof terrace of approx. 38sqm

Large boat mooring of 12.54m length x 5.15m width in front of the house.

- Living surface: 75 m<sup>2</sup>
- Number of room: 4
- Number of bedroom: 3
- Exposure: South
- Parking

- State of the property: Good
- Boat mooring
  - Length: 12,54 m
  - Width mini.: 5,15 m
  - Width maxi.: 5,20 m

- Property Tax: 1 336 € / year
- Service fees: 3 148,37 € / year
- Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)









