

**NEW PLACE**  
Real-Estate Agency

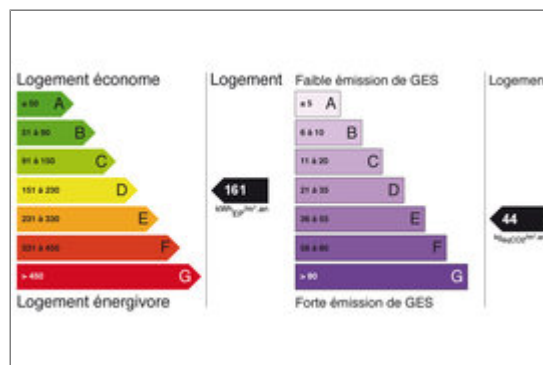
## PORT GRIMAUD

**Large 2 bedroom house with 12.2m boat mooring**

Ref: V313-982



Living surface	68 m <sup>2</sup>
Exposure	North West
Length	12,20 m
Number of room	3
Number of bedroom	2
Price	Contact us



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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



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## Large 2 bedroom house with 12.2m boat mooring

Large house type "Balandrine" located in a quiet and secured area of Port Grimaud.

This house of approx. 68sqm benefits from a double exposure North-West and South-East with a beautiful view over the canal and the marina of Port Grimaud.

It comprises :

Ground floor : An entrance with guest toilets, a kitchen, a living room with fireplace opening onto a large terrace and a garden.

Upstairs : A bedroom with own bathroom and toilets, a second bedroom with own shower and toilets.

A boat mooring of 12.2m length x 7.6m width. (*For a boat of max. size 10.5m x 7.2m*)

A private parking nearby.

- Living surface: 68 m<sup>2</sup>
- Number of room: 3
- Number of bedroom: 2
- Exposure: North West
- Parking

- State of the property: Good
- Boat mooring
  - Length: 12,20 m
  - Width maxi.: 7,60 m

- Housing Tax: 1.267 € / year
- Property Tax: 1.078 € / year
- Service fees: 2.854 € / year









