



**NEW PLACE**  
Real-Estate Agency

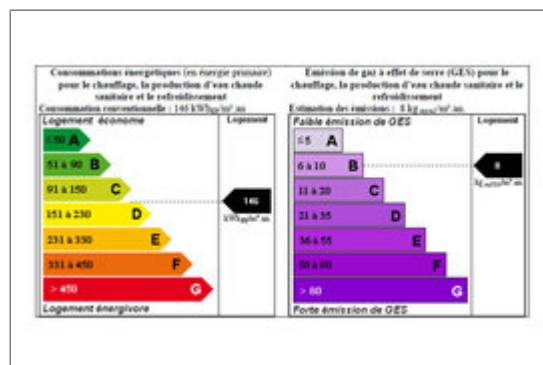
## PORT GRIMAUD

**Master house with pool and double mooring nearby the beach**

Ref: V311-892



|                   |                    |
|-------------------|--------------------|
| Floor surface     | 152 m <sup>2</sup> |
| Land surface      | 290 m <sup>2</sup> |
| Exposure          | West               |
| Number of room    | 6                  |
| Number of bedroom | 5                  |
| 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



\*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.

## Master house with pool and double mooring nearby the beach

[RARE - Master house, fully renovated in 2011, approx. 152sqm on a plot of 290sqm with own parking area, pool and garden. Double boat mooring of 12m long x 9,60m wide.](#)

Great open view on the canals of Port Grimaud and no vis-à-vis. Few steps away from the beach. Close by all services and doctors. One of the rare and first master houses to be built in Port Grimaud.

Great open view over the canals of Port Grimaud.

This house consists of:

- Outdoors: Street side, a large closed patio on the street side with parking and pool. Water side, large terrace with open view and no vis-à-vis, pontoon and storage.
- On the ground floor: Entry, large living room opening onto garden and terrace, open kitchen fully equipped with cellar, guests toilets.
- On the 1st floor: Large master bedroom with own shower room, sauna, toilets, dressing room and loggia.
- On the 2nd floor: 4 bedrooms incl. one with own shower, a shower room, a toilet.

The house has been fully renovated in 2011 with high quality standards. Reversible air conditioning. Alarm and video surveillance.

Other parking spaces in the parking area dedicated for the residents of Port Grimaud 1.

**HIGHLIGHTS** : Beach access only few steps away. Parking inside the property yard.

Sold with two garages and Boston Whaler Outrage 370 boat (*not included in the price*)

- Floor surface: 152 m<sup>2</sup>
- Land surface: 290 m<sup>2</sup>
- Number of room: 6
- Number of bedroom: 5
- Exposure: West
- Parking
- Year of the last renovation: 2011
- State of the property: Really good
- Reversible heat pump
- Boat mooring
  - Length: 12 m
  - Width maxi.: 9,60 m
- Property Tax: 2 120 € / year
- Service fees: 8 991 € / 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)





