



VILLA | WATERFRONT | 3 BEDROOMS
MOORING RING FOR YACHT/SAILING B
LARGE & BRIGHT LIVING ROOM

📍 PORT GRIMAUD

€1,260,000

REF : V65M74



Real Estate



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FOR SALE | VILLA | WATERFRONT | PORT-GRIMAUD (83310)

LARGE LIVING ROOM | 3 BEDROOMS | MOORING RING FOR YACHT-SAILING SHIP

A **privileged and exclusive location in Port-Grimaud!** A quiet and **private island**, accessible by a bridge, hosts this superb **sunny terraced house**, with its **mooring ring** at the end of the **garden-terrace**.

The villa offers on the garden level, a **large living room** with **fireplace** that opens through large French windows onto the **planted garden terrace** and the private **mooring pontoon (12x4m)** large enough to **harbour a yacht or a sailing ship of 2.9 m draught**. Quite a **unique situation in Port-Grimaud**, not **overlooked** due to the width of the maritime canal at this location. A beautiful **separate and fully equipped kitchen** which could be opened onto the living room. Upstairs **3 bedrooms, including a suite bedroom** with its bathroom/WC, and **2 bedrooms** which share a **shower room/WC**. The ground floor also offers sanitation facilities (shower/WC), usefull after a day sailing. This 82 m2 house benefits from **several storage facilities**, including an **attic** which is easy to access.

The property is sold with a **dedicated covered parking space**, and parking facilities are available for guests. **Beaches and food stores are at walking distance**. The **Estate is secured** by caretakers 24h a day. Green areas are remarkably maintained. **Condominium charges are reasonable** compared with the quality of service.

FEATURES

• Built in	1978
• Number of rooms	5
• Number of bedrooms	3
• Shower rooms	2
• Number of bathrooms	1
• Number of wc	3
• Kitchen	Separated - equipped
• Sewage	Mains drains
• Outdoor parking	1

INFORMATIONS

• Selling price	€1,260,000
• Property inland tax	€1,085
• Property subject to co-ownership	Yes
• Monthly charges	€250



82 M²



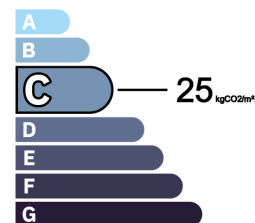
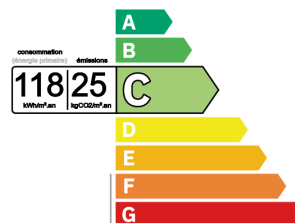
5 ROOMS



3



3



Estimated amount of annual energy expenditure for this accommodation for standard use is between 750 € and 1060 €, 2021 being the reference year of the energy prices used to establish this estimate.









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Agence Reynier & Associés | SAS au capital de 3000 € | RCS : B 902 282 458
Carte professionnelle N° CPI 8304 2021 000 000 017 délivrée par CCI du Var

Not included in the price: notary fees (registration fees). Non-contractual document established according to indications provided by the owner,
it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.