

# French Properties

ONLINE

€1 350 000

**3 bedroom maison marina**

**Surface : 75 m²**

**Year of construction:** 1996

**Exposition:** southeast

**View :** Dégagée et canal

**Kitchen:** equipped independent

**Hot water:** electric

**Heating:** air conditioning

**Inner condition:** excellent

**Couverture:** roof terrace

**Features:**

Domaine sécurisé, Piscine privative, air conditioning, beach walk, shops at walking distance, Vue canal, Amarrage 11 x 3,80 m, Double-vitrage, Très grand solarium, residential

3 bedroom

3 terraces

3 bathrooms

3 WC

1 parking

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel

28/04/2025 - Prix T.T.C



## Maison marina 425 Grimaud

**CHARMING 3 BEDROOM HOUSE - SWIMMING POOL - LARGE SOLARIUM - LARGE MOORING** A sailor's dream that came true – Such a wonder to discover on foot or on the water! Composed of Provençal style houses but also of Mediterranean influences, Port-Grimaud symbolizes the dream of a sailor that became reality. Each house has its own docking ring, canals are intermingled and the traffic is controlled... The architect's goal was to make it a new small town, pleasant to live with all the services available to residents. This charming house is located in a residential and sought-after neighborhood of South Port-Grimaud; in very good condition, it consists of 3 bedrooms, a tiled patio with trees and a small garden that can accommodate a vehicle, a terrace with a piece of lawn and private pool, a large roof terrace and a mooring in full ownership. It is a "Cassine" type house, full of charm and history. The house, facing south-east, is very sunny and offers lovely views from all windows. You enter through a rather quiet alley, with a charming courtyard where you can park your car. A wisteria meanders nicely in the pergola and an olive tree also decorates this welcoming space, with its small patch of lawn, some flowers and other shrubs; also, a storage space. On the other

