



Carine Thoniel
IMMOBILIER

GRIMAUD

FOR SALE IN PORT GRIMAUD: RENOVATED
FISHERMAN'S COTTAGE WITH BOAT SLIP

1 690 000 €

Ref. BO4065



Description

In Port Grimaud, discover this elegant 83-square-meter fisherman's cottage, fully renovated with high-quality materials. Ideally located right next to the beaches, it enjoys a prime location and a pleasant view of the canals.

Upon entering, you'll be charmed by a beautiful, bright living area featuring a fully equipped open kitchen (Lacanche stove) and a living room, all extending onto a terrace overlooking the water. This terrace offers direct access to the sea as well as a private 16 m x 4.20 m mooring with a dock—a rare asset for boating enthusiasts.

The upper floors feature 3 comfortable bedrooms, one with a balcony, two walk-in closets, and an elegant shower room with a toilet.

The property also includes a private outdoor parking space and is located within a secure gated community with a caretaker.

For sale at the Carine Thoniel real estate agency.

Key Features

- City : Grimaud
- Living area : 83 m²
- Exposition : Southwest
- View : Panoramic - Harbor
- Levels : 3
- Rooms : 4
- Built in 1974
- Renovation : 2023
- Property tax : 1 389 €
- Price: 1 690 000 €

Energy consumption

Energy rating 101 kWhEP / m².an (B) - Climate class 3 kg CO₂ / m².an (A)

Estimated annual energy costs for standard use, based on 2021 energy prices: 815 € ~ 1103 €

Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr/>

Fees charged to the seller - Average amount of the current expense share: 5500 € / yearly

You can consult our fee schedule on our website or by clicking on the link opposite

Benefits

- Air-conditioning
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- Caretaker
- Heating : Underfloor, Heat pump
- Sanitation : Main drainage



Grimaud
Golfe de Saint-Tropez




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Marion Thoniel

marion@thoniel-immobilier.com

+33 (0)6 09 60 52 48

Carine Thoniel Immobilier

+33 (0)4 94 55 21 84

www.thoniel-immobilier.com

Boulevard des Aliziers - 83310 Grimaud



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