

€ 525 000

**Buying maison de village**  
**5 rooms**  
**Surface : 87 m<sup>2</sup>**

**Surface of the land : 57 m<sup>2</sup>**  
**Year of construction : 1977**  
**View : Dégagée**  
**Hot water : Electrique**  
**Inner condition : good**  
**Couverture : tiles**  
**Amenities :**  
 fireplace, double glazing

3 bedroom  
 1 terrace  
 1 bathroom  
 1 shower  
 2 WC  
 1 garage  
 1 cellar

**Energy class (dpe) : D**  
**Emission of greenhouse gases (ges) : B**

Document non contractuel  
 03/04/2025 - Prix T.T.C



### Maison de village Grimaud

This 90 m<sup>2</sup> house seems like a great opportunity! With its three bedrooms, one of which is en suite, it's ideal for a family. The 60 m<sup>2</sup> garden and terrace offer a pleasant outdoor space, perfect for enjoying sunny days. On the ground floor, you'll find two bedrooms, one with a corner bathtub, adding a touch of comfort. Upstairs, the living and dining rooms with fireplaces create a warm ambiance, and the open-plan kitchen is convenient for meals with family or friends. This house's strong points, such as double glazing, reversible air conditioning, and the absence of co-ownership fees, are significant assets. In addition, the large garage with mezzanine offers additional storage space. Its location on the edge of the village, while being close to amenities, is also an advantage.

Fees and charges :

525 000 € fees included

Ref. : 872V33M - Mandat n°129



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Siren : 905 099 404 - RCS : Fréjus - carte professionnelle délivré par le CCI de Var N°CPI 83042021000000024

Caisse de Garantie : la SOCAF - 500 000 € - MMA IARD SA : 14 Boulevard Marie et Alexandre Oyon 72030 Le Mans cedex 9 - Police n°103165800

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