



# IMMO FRANCE SUD

€ 319 000

## Buying duplex

3 rooms

Surface : 45 m<sup>2</sup>

Year of construction : 1991

Exposition : Ouest

View : Parc, piscines, collines

Hot water : Collective

Inner condition : A rénover

Standing : prestige

Building condition : good

Amenities :

gated, calm, residential, pool

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges)

: C

### Legal information

319 000 € fees included

3,46% VAT of fees paid by the buyer (308 320 € without fees), well condominium, annual current expenses 2 400 € (200 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

11/08/2024 - Prix T.T.C



## Duplex Gassin

A wonderful opportunity in Marines de Gassin, a duplex apartment to renovate, a few minutes from Saint-Tropez, with swimming pools, two tennis courts and private parking. The Residence has direct access to the beaches of the Gulf of Saint-Tropez with private and secure entrances with Digicode and a remote control. You can go by bike to the village of Saint-Tropez, Port Grimaud and Sainte-Maxime. With a small investment, you will have a wonderful holiday home or get a nice return on your investment via seasonal rental. Two bedrooms, a bathroom and a shower room as well as two terraces, one on each floor, which offer beautiful views of the park, the swimming pools and the hills. Ref.: 947V3A Ref. : 947V3A - Mandat n°2024-43

