



Carine Thoniel  
IMMOBILIER

GASSIN

BEAUTIFUL 82 M<sup>2</sup> FLAT WITH GARDEN IN A  
RESIDENCE WITH SWIMMING POOL

645 000 €

Ref. LA4053



## Description

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Located on the heights of a gated estate with swimming pools, this 82 m<sup>2</sup> apartment is on the ground floor.

It comprises a living room opening onto a private garden, a fitted kitchen, 2 bedrooms, a bathroom, separate WC and cupboards. It benefits from 2 private parking spaces and a cellar.

Magnificent view of the Bay of St Tropez from the residence's swimming pool.

## Key Features

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- City : Gassin
- Living area : 82 m<sup>2</sup>
- Exposition : Northwest
- View : Garden
- Floor : Garden level
- Rooms : 3
- Built in 1980
- Property tax : 1 256 €
- Price: 645 000 €

Energy consumption

Energy rating 234 kWhEP / m<sup>2</sup>.an (D) - Climate class 7 kg CO<sub>2</sub> / m<sup>2</sup>.an (B)

Estimated annual energy costs for standard use, based on 2021 energy prices: 1500 € ~ 2040 €

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

Commission: 36 510 € - Price excluded fees: 608 490 € - Fees 6,00 % TTC charged to the purchaser - Number of lots in the co-ownership: 694 - Average amount of the current expense share: 940 € / quarterly

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

## Benefits

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- Double glazing
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- Caretaker
- Electric gate
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- Heating : Convector, Electric
- Sanitation : Main drainage



  
*Carine Thoniel*  
IMMOBILIER

Grimaud  
Golfe de Saint-Tropez





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