



House in marina

AIGUES MORTES (30)

978 500 €\*

\* Agency fees to be paid by the seller



155 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Are you looking for a corner of paradise by the water? Do not search anymore ! This individual P5 marina is a real gem in the heart of the Port du Roy marinas, a few minutes walk from the ramparts of Aigues-Mortes.

As soon as entering, you will be greeted by a large living room of more than 66sqm with open kitchen opening onto the garden with a view of the basin, ideal for entertaining friends and family!

The sleeping area is made up of 2 bedrooms and a bathroom, a 3rd bedroom currently used as an office, a laundry room and a toilet.

Upstairs, a master bedroom with shower room plus toilet, as well as its private terrace with port view.

A 4.60m x 2.30m jacuzzi swimming pool will allow you to refresh yourself during the sunny days in the region.

From a 15m x 5.50m berth (annual fees 2 966€) you could leave directly by boat from the marina to enjoy navigating on the Rhône to Sète fluvial canal or go out to sea.

Virtual visit on request Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 850008

Property type ..... House in marina

Year of construction ..... 2008

Exposure ..... N-S

View ..... Vue sur Jardin, sur Port, sur Quai

### SURFACES

Living space ..... 155 m²

Surface Carrez Law ..... 155.03 m²

Living room surface ..... 67 m²

Land surface ..... 536 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 127

GES ..... 5

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 2

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Kitchen ..... américaine

Swimming-pool ..... Yes

Interpcom ..... Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle