



GRIMAUD 83310 FRANCE

**€3,300,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## GRIMAUD 83310 FRANCE

We are delighted to present this remarkable property in Port-Grimaud, comprising two fisherman's houses with mooring capacity for a 22-meter vessel. First House - Elegantly Renovated With a total area of 80 m<sup>2</sup> spread over two levels, this bright house has been tastefully renovated. • Ground Floor: A welcoming entrance with a cloakroom, a luminous living room featuring a large bay window that opens onto a covered terrace and a lush garden. A semi-open American-style kitchen offers a pleasant view of the garden. • First Floor: Two spacious bedrooms with high ceilings, a modern shower room, and a separate WC. The garden includes a pool and direct access to the mooring dock.

**170 m,  
220 m Plot size,  
Swimming pool**

**€3,300,000**



Second House – To Modernize, with Incredible Potential With a surface area of 100 m<sup>2</sup> spread over three levels: • Ground Floor: A large living room with an American-style kitchen opening onto a terrace and garden. • Upper Floors: Each floor offers two bedrooms, a shower room, and a separate WC. The top-floor bedroom boasts a private terrace with breathtaking views of the canals and surrounding hills. Unmatched Potential These two houses can be combined to create a single, unique residence featuring a 100 m<sup>2</sup> living area, six bedrooms, and a spacious 200 m<sup>2</sup> garden. This exceptional property combines comfort, a prime location, and a fully owned 22-meter private mooring dock—a truly rare find!



