

**280 000 €**

**Buying apartment**

**Ref. 649V1376A**

**3 room**

**Surface : 52 m²**

**Surface of the living : 20 m²**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

pool, Double Glazing, Secured residence,  
Electric shutters

**2 bedroom**

**1 terrace**

**1 shower**

**1 WC**

**1 garage**

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**



### Apartment Le Grau-du-Roi

P3 corner cabin on raised ground floor facing green spaces. Private garage, good condition, terrace of approximately 18 m². Separate toilet, bathroom with shower, separate kitchen. Reversible air conditioning, double glazing, electric shutter, electricity up to standard. Secure condominium with swimming pools, bicycle parking, bowling alleys and playground. Palais de la Mer area, approximately 100 m from shops and 400 m from the beach.

**Fees and charges :**

Annual current expenses 1 108 €

Well condominium

280 000 € fees included

