

455 800 €

**Buying apartment**

Ref. 649V1254A

4 room

Surface : 80 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Exposition : Sud

Hot water : Individuelle thermodynamique

Inner condition : New

Building condition : New

Features :

Lift, Double Glazing, Secured residence,  
Electric shutters

3 bedroom

1 terrace

2 bathrooms

2 showers

1 WC

1 parking



### Apartment Le Grau-du-Roi

New RE2020 program, delivery September 2025. P4 corner ground floor with private sheltered parking. Garden and terrace of approximately 60 m<sup>2</sup> facing south, living room of 30 m<sup>2</sup>. 3 bedrooms with cupboards, shower room + bathroom, separate toilet. Reversible air conditioning, thermodynamic water heater. Double glazing, electric shutter, sound and thermal insulation. Tile, earthenware, paint and other to choose from. Ten-year, two-year guarantee and perfect completion. Secure residence with videophone and access for people with reduced mobility. About 200 m from the beach and shops. Reduced notary fees (2.5%). Eligible for Pinel law + zero-rate loan.

Fees and charges :

Well condominium

59 lots in the condominium 455 800 € fees included

