

**759 800 €**

**Buying apartment**

Ref. 649V1256A

4 room

Surface : 96 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Exposition : Sud ouest

Hot water : Individuelle thermodynamique

Inner condition : New

Building condition : New

**Features :**

pool, Lift, Double Glazing, Secured residence, Electric shutters

3 bedroom

3 terraces

1 bathroom

1 shower

1 WC

2 parking



**Apartment Le Grau-du-Roi**

New RE2020 program, delivery September 2025. Corner P4 on the 2nd and last floor with private swimming pool. Private sheltered parking, solarium of 152 m<sup>2</sup>, 2 terraces of 29 m<sup>2</sup>. 2 bedrooms with wardrobe + master suite with shower of 18 m<sup>2</sup>. Living room of 33 m<sup>2</sup>, south/west, separate toilet, ducted 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. 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 759 800 € fees included

