

**809 000 €**

**Buying apartment**

**Ref. 649V1257A**

**4 room**

**Surface : 111 m²**

**Surface of the living : 49 m²**

**Exposition : Nord est**

**Hot water : Individuelle thermodynamique**

**Inner condition : New**

**Building condition : New**

**Features :**

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

3 bedroom

2 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. 2 private sheltered car parks, 129 m² solarium + 30 m² terrace. 2 bedrooms with cupboards, one of 15 m². Master suite with 15 m² shower, 49 m² living room, 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 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 809 000 € fees included

