

**516 000 €**

**Buying apartment**

Ref. 649V1271A

3 room

Surface : 77 m<sup>2</sup>

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

Exposition : Nord ouest

View : Mer

Hot water : Individuelle thermodynamique

Inner condition : New

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

2 parking



**Apartment Le Grau-du-Roi**

New program RT 2012, delivery 4th quarter 2025. Corner P3 with side sea view, 2 private sheltered parking spaces. Terrace of 17 m<sup>2</sup>, living room 33 m<sup>2</sup>, 2 bedrooms with cupboards, 1 of which is 15 m<sup>2</sup>, separate wall-hung toilet, bathroom with shower. Reversible air conditioning, thermodynamic water heater, remote electric shutter. Secure residence with swimming pool, elevator, closed bicycle storage room, access for people with reduced mobility, video intercom and video surveillance. Direct access to the beach, approximately 300 m from shops.

Reduced notary fees (2.5%).

Fees and charges :

Well condominium

516 000 € fees included

