

**499 000 €**

**Buying apartment**

**Ref. 649V1272A**

**3 room**

**Surface : 60 m²**

**Surface of the living : 21 m²**

**Exposition : Sud est**

**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. P3 with sea view, 2 private sheltered parking spaces. 20 m² terrace facing south/east, 2 bedrooms with cupboards, 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

499 000 € fees included

