



## Price on request

### Buying floor

Ref. 649V1347A

1 room

Surface : 25 m<sup>2</sup>

Exposition : Nord ouest

View : Port

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

### Features :

Double Glazing, Secured residence

1 shower

1 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C



## Floor Le Grau-du-Roi

Studio cabin apartment with windows on both sides, located on the 1st and top floor facing the harbor. Side view of the sea and the lagoon, sold fully furnished. Balcony, bathroom with shower, separate kitchen, double glazing. Small secure residence with volunteer management and no fees. Direct access to the harbor, shops on site, about 100 m from the train station and 300 m from the beach.

Estimated rental income: €7,200/year

### Fees and charges :

Annual current expenses 170 €

Well condominium

4 lots in the condominium

