

**309 000 €**

**Buying apartment**

**Ref. 649V1387A**

**4 room**

**Surface : 74 m²**

**Surface of the living : 42 m²**

**Year of construction : 2007**

**Exposition : Est ouest**

**View : Port**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

Double Glazing, Secured residence,  
Electric shutters

3 bedroom

2 terraces

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**



### Apartment Le Grau-du-Roi

P4 crossing from 2007 on the 2nd and last floor. View of the port and glimpse of the pond, private cellar on the ground floor. Excellent condition, sold furnished, individual stairwell. Terrace + solarium of approximately 21 m², living room with fitted kitchen of 42 m². 3 bedrooms with wardrobes, bathroom with shower. Reversible air conditioning, double glazing, electric shutter, washing machine + dishwasher. Small secure residence with volunteer manager and intercom. City center area, approximately 50 m from the port and shops, 200 m from the train station and 300 m from the beach.

**Fees and charges :**

Annual current expenses 432 €

Well condominium

309 000 € fees included

