AGENCE PORT CAMARGUE 04 66 51 53 94 accueil-immobilier2@wanadoo.fr

AGENCE LE GRAU DU ROI **04 66 53 53 99** accueilimmobilier.quaicolbert@wanadoo.fr

## 309 000 €

PLUS DE 30 ANS D'EXPÉRIENCE...

ACCUEIL IMMOBILIER 🥍 J.C. SEYNE & CIE

Buying apartment Ref. 649V1387A 4 room Surface : 74 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup> Year of construction : 2007 Exposition : Est ouest View : Port Hot w ater : Individuelle électrique Inner condition : excellent Building condition : GOOD

## Features :

Double Glazing, Secured residence, Electric shutters

- 3 bedroom
- 2 terraces
- 1 show er
- 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 m<sup>2</sup>, living room with fitted kitchen of 42 m<sup>2</sup>. 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



Carte Professionnelle : N° 3002 2016 000 008 551 CCI du Gard- RCS : R.C.S. Nîmes 332 374 925 Code NAF : 6831 Z - Caisse de Garantie : Credit Agricole Document non contractuel - prix honoraires agence inclus