

## Price on request

### Buying studio cabin

Ref. 649V1407A

1 room

Surface : 20 m²

Year of construction : 1992

Exposition : Ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

### Features :

Double Glazing, Electric shutters

1 shower

1 WC

1 garage



## Studio cabin Le Grau-du-Roi

Studio cabin of approximately 26 m<sup>2</sup> with a glazed loggia, in good condition. Sold furnished, separate toilet, bathroom with shower. Double glazing, electric shutters, washing machine. Highly sought-after and secure condominium with swimming pools, bike racks, pétanque courts, and a playground. Located in the Palais de la Mer area, about 100 m from shops and 400 m from the beach. Garage option available (+ €28,000). Estimated rental income: €7,200/year

### Fees and charges :

Annual current expenses 553 €

Well condominium

1552 lots in the condominium

