

## Price on request

### Buying apartment

Ref. 649V1438A

2 room

Surface : 31 m²

Year of construction : 1987

Exposition : Sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : GOOD

### Features :

pool, Lift, Double Glazing, Secured residence, Electric shutters

1 bedroom

1 shower

1 WC

1 garage



## Apartment Le Grau-du-Roi

Studio cabin on the 4th and top floor with an unobstructed view, facing southeast. Excellent condition, sold furnished. Loggia with no overlooking neighbors, separate wall-mounted toilet, shower room, bedroom with closet, equipped kitchen. Reversible air conditioning, double glazing, electric shutters, washing machine + dishwasher. Secure co-ownership with swimming pool, elevators, Wi-Fi, bike spaces, disabled access, petanque court, paddling pool, and video surveillance. Palais de la Mer area, about 150 meters from shops. Garage available of approximately 18 m² with electricity (+ €35,000). Estimated annual rental income: €10,200

Fees and charges :

Annual current expenses 1 297 €

Well condominium

1328 lots in the condominium

