



## Price on request

### Buying apartment

Ref. 649V1454A

4 room

Surface : 92 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

View : Etang

Hot water : Individuelle thermodynamique

Inner condition : New

Building condition : New

### Features :

Lift, Double Glazing, Secured residence,

Calm, Electric shutters

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 parking



## Apartment Le Grau-du-Roi

New build RE 2020, delivery scheduled for the 2nd quarter of 2028. Corner-facing P4 apartment on the 2nd and top floor overlooking the pond, with 2 private parking spaces. 2 terraces (13 and 12 m<sup>2</sup>), master suite with shower and closet of approximately 16 m<sup>2</sup> + 2 bedrooms (2x12 m<sup>2</sup>), separate wall-mounted toilet. Reversible air conditioning, heat pump water heater, humidity-controlled single-flow ventilation, 90x90 tile flooring, electric shutters. Secure residence with elevator, locked bicycle storage, wheelchair access, and video intercom. Monplaisir area, in a quiet residential neighborhood. Reduced notary fees.

### Fees and charges :

Annual current expenses 38 €

Well condominium

