

291 000 €

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

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**For sale apartment**

**2 rooms**

**Surface : 45 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Exposition : Sud**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, electric shutters

1 bedroom

1 shower

1 WC

1 parking



**Apartment 3083 Le Grau-du-Roi**

New RE2020 program, delivery September 2025. P2 with private sheltered parking, south-facing loggia. Bedroom of approximately 15 m<sup>2</sup> with cupboard, bathroom with shower. Reversible air conditioning, thermodynamic water heater. Double glazing, electric shutter, sound and thermal insulation. Tile, earthenware, paint and other to choose from. Ten-year, two-year guarantee and perfect completion. Secure residence with videophone. About 200 m from the beach and shops. Reduced notary fees (2.5%). Eligible for Pinel law + zero-rate loan.

**Fees and charges :**

Well condominium

59 lots in the condominium 291 000 € fees included

Document non contractuel

17/07/2024 - Prix T.T.C