

293 000 €

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

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legrauduroi.fr

**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 terrace

1 shower

1 WC

1 parking



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

New RE2020 program, delivery September 2025. P2 with private sheltered parking, terrace with pergola facing south. 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 293 000 € fees included

Document non contractuel

18/07/2024 - Prix T.T.C