

570 000 €

**Contact agency**

Agence de la Grande Motte - Cabinet NOBLOT

13 place des Cosmonautes

34280 La Grande Motte

04 67 56 52 47 / bernardnoblott@orange.fr

**For sale p4**

**4 rooms**

**Surface : 119 m<sup>2</sup>**

**Surface of the living : 62 m<sup>2</sup>**

**Exposition : nord et ouest**

**View : sur rue**

**Hot water : Individuelle gaz**

**Inner condition : GOOD**

**Standing : normal**

**Features :**

POOL, lift, armored door, double glazing,  
double glazing, gated

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

27/01/2025 - Prix T.T.C



**P4 6792 La Grande-Motte**

In the city center - P3 apartment of 120 m<sup>2</sup> habitable (101.90 m<sup>2</sup> Carrez law) plus a loggia of 11 m<sup>2</sup> - On the 1st floor with elevator in a residence with swimming pool - Composed of: entrance, living room, lounge, bathroom + shower, toilet, fitted kitchen, hallway with cupboards, two bedrooms - Good condition - Small sea view - Storeroom - Close to shops and the beach - &quot;Information on the risks to which this property is exposed is available on the website

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)&quot;

Fees and charges :

Annual current expenses 2 136 €

Well condominium

570 000 € agency fees 4,74% à the responsibility of the buyer included

