

389 400 €

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

04 66 53 53 99 / contact@accueilimmobilier-  
legrauduroi.fr

**For sale apartment**

**3 rooms**

**Surface : 63 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Exposition : Est**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking



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

New RE2020 program, delivery September 2025. P3 with private sheltered parking, terrace of approximately 15 m<sup>2</sup>. Living room of approximately 31 m<sup>2</sup>, separate toilet, 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 389 400 € fees included

Document non contractuel

20/10/2024 - Prix T.T.C