

310 000 €

Contact agency

Agence NAUTILE IMMOBILIER

L'Albatros B - 61 rue Frédéric Mistral

34280 LA GRANDE MOTTE

04 67 56 35 36 / nautilemmo@orange.fr

For sale apartment

4 rooms

Surface : 70 m²

Exposition : Est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, CALM, armored door, residential, Visitor Parking

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

17/08/2024 - Prix T.T.C



Apartment 2961 Le Grau-du-Roi

Fully renovated high-end T4 apartment. Come and discover this beautiful 70 m² apartment (59 m² under Carrez law), completely renovated with quality materials and very well thought-out layout. Located in a peaceful residence, just 300 meters from the beach, this apartment offers an ideal living environment for living all year round or on vacation. It's a duplex. On the ground floor there are: Open fitted, modern kitchen with quality equipment. Living room/living room opening onto an east-facing terrace, ideal for outdoor meals and barbecues, with a clear view. Bathroom with WC. Night area which can be closed by its pocket door, comprising two bedrooms with cupboards. One of the bedrooms has a private terrace of 5 m². And the other has a foldaway bed that transforms into an office (see photos). On the 1st floor there are: Master Suite with large, deep cupboards under the roof, a large dressing room, a bathroom including a walk-in shower and toilet. Other Assets: In the complete renovation the insulation of the walls was redone for better thermal performance. Custom-made storage in all rooms for optimized space. The apartment is sold fully furnished. A private parking space included. This rare property offers an exceptional quality of life thanks to its location and its services. For any further information and to organize a visit, do not hesitate to contact us.

Fees and charges :

Annual current expenses 840 €

