310 000 €

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
27/09/2024 - 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 €