

190 000 €

**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 studio cabin**

**1 room**

**Surface : 32 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Nord**

**View : Sur le port et la verdure**

**Hot water : Collective**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, AIR  
CONDITIONING

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

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

Document non contractuel

04/02/2025 - Prix T.T.C



**Studio cabin 6799 Le Grau-du-Roi**

In Grau du Roi, Port Camargue area - 33 m<sup>2</sup> studio cabin plus a 16 m<sup>2</sup> terrace - On the 1st floor without elevator - Comprising: entrance with cupboard, shower room with toilet, kitchenette area, closed cabin with window, living room - Good condition - North facing - Beautiful view of the greenery and glimpse of the port - Double glazing, air conditioning, not overlooked - Possibility of an additional garage - &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 1 200 €

Well condominium

190 000 € agency fees 4,74% à the responsibility of the buyer included

