

**Price on request**

**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 apartment**

**2 rooms**

**Surface : 36 m²**

**Exposition : Nord est**

**View : Sur parking**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

double glazing, gated, electric shutters, lift,  
AIR CONDITIONING

1 bedroom

1 terrace

1 shower

1 WC

1 parking



### Apartment 6804 La Grande-Motte

**TURNKEY RENTAL INVESTMENT!** Tourist Residence – Sought-after Point Zero Area – Perfect for a secure and profitable investment – 1-bedroom apartment of 36.21 m² + loggia of 6.14 m², on the 1st floor with elevator Fully renovated, new furniture included (valued at €7,000) – Bedroom with built-in closet Bright living room + equipped kitchen, bathroom with toilet – North/East exposure – Unobstructed view of the parking lot – Underground parking box – Current rent: €2,422 per quarter, rents reviewed every January – Commercial lease ends in 2032 – Yield: approx. 3.75% net – One week of free occupancy offered annually – Secure income – No management required Ideal location just steps from the beaches – AVAILABLE IMMEDIATELY – VIEWING RECOMMENDED WITHOUT DELAY! "Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

**Fees and charges :**

Annual current expenses 648 €

Well condominium

Document non contractuel

19/12/2025 - Prix T.T.C

