

## Price on request

Contact agency

Accueil Immobilier

61 Quai Colbert

30240 Le Grau-du-Roi

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For sale apartment

2 rooms

Surface : 47 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Exposition : Sud ouest

View : Citadine

Hot water : Individuelle thermodynamique

Inner condition : NEW

Building condition : NEW

**Features :**

double glazing, gated, CALM, electric shutters

1 bedroom

1 bathroom

1 WC

1 parking



## Apartment 3290 Le Grau-du-Roi

New development RE 2020, delivery in the 2nd quarter of 2028. P2 ground floor unit facing south/west, with private parking. Corner loggia of about 12 m<sup>2</sup>, living room of 22 m<sup>2</sup>, bedroom with built-in closet, wall-mounted toilet. Reversible air conditioning, thermodynamic water heater, single-flow humidity-regulated ventilation, 60x60 tile flooring, electric shutters. Secure residence with elevator, communal bike storage, access for people with reduced mobility, and video intercom. Monplaisir area, in a quiet residential neighborhood. Reduced notary fees.

**Fees and charges :**

Well condominium

38 lots in the condominium

Document non contractuel

