

## 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 : 46 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Exposition : Sud ouest

View : Citadine

Hot water : Individuelle thermodynamique

Inner condition : NEW

Building condition : NEW

Features :

lift, double glazing, gated, CALM, residential, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

2 parkings



## Apartment 3290 Le Grau-du-Roi

New construction RE 2020, delivery in the 2nd quarter of 2028. P2 on the 2nd and top floor facing south/west, with 2 private parking spaces. Large terrace, living room of about 25 m<sup>2</sup>, bedroom of 12 m<sup>2</sup>, wall-mounted toilet. Reversible air conditioning, thermodynamic water heater, single-flow humidity-controlled ventilation, 60x60 tiles, electric shutters. Secure residence with elevator, locked bike storage, disabled access, 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

