

Price on request**Contact agency****Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

04 66 53 53 99 / contact@accueillimmobilier-legrauduroi.fr**For sale apartment****2 rooms****Surface : 31 m²****Year of construction : 1987****Exposition : Sud est****View : Dégagée****Hot water : Individuelle électrique****Inner condition : excellent****Building condition : GOOD****Features :**

POOL, lift, double glazing, gated, electric shutters

1 bedroom

1 shower

1 WC

1 garage

**Accueil Immobilier****Apartment Le Grau-du-Roi**

Studio cabin on the 4th and top floor with an unobstructed view, facing southeast. Excellent condition, sold furnished. Loggia with no overlooking neighbors, separate wall-mounted toilet, shower room, bedroom with closet, equipped kitchen. Reversible air conditioning, double glazing, electric shutters, washing machine + dishwasher. Secure co-ownership with swimming pool, elevators, Wi-Fi, bike spaces, disabled access, petanque court, paddling pool, and video surveillance. Palais de la Mer area, about 150 meters from shops. Garage available of approximately 18 m² with electricity (+ €35,000). Estimated annual rental income: €10,200

Fees and charges :

Annual current expenses 1 297 €

Well condominium

1328 lots in the condominium

Document non contractuel

