

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

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1987

Exposition : Sud ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

Features :

POOL, lift, gated

1 bedroom

1 shower

1 WC

1 parking

1 cellar



## Apartment 3295 Le Grau-du-Roi

Corner studio apartment facing south/west, approximately 39 m<sup>2</sup> with a glazed corner loggia. Private parking + storage room on the landing, good condition, sold furnished. Separate toilet, shower room with shower, washing machine. Secure condominium with swimming pool, elevators, wi-fi, bike racks, accessibility for people with reduced mobility, bowling greens, paddling pool, and video surveillance. Palais de la Mer area, about 200 m from shops. Estimated rental income: €9,600/year

Fees and charges :

Annual current expenses 848 €

Well condominium

1328 lots in the condominium

Document non contractuel

