

796 000 €

Contact agency

Agence NAUTILE IMMOBILIER

L'Albatros B - 61 rue Frédéric Mistral

34280 LA GRANDE MOTTE

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For sale apartment

4 rooms

Surface : 97 m²

Exposition : Sud

View : Panoramique et mer

Hot water : Individuelle

Inner condition : GOOD

Standing : GOOD

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

07/05/2025 - Prix T.T.C



### Apartment 3017 La Grande-Motte

Rare! City center of La Grande Motte, on the top floor of a pyramid with beautiful panoramic and sea view, beautiful 4-room apartment with comfortable surface area of 97m<sup>2</sup> + 48m<sup>2</sup> terrace (71m<sup>2</sup> Carrez + veranda), composed of a large living room of 44 m<sup>2</sup> with fireplace, an independent kitchen, 2 bedrooms of 16m<sup>2</sup>, 1 bathroom with window, 1 shower room with wc, a large south-facing terrace of 35m<sup>2</sup>, a loggia of 6m<sup>2</sup>, this apartment is in very good condition, the joinery is double glazed, reversible air conditioning, double elevator in the residence, a large double garage of 38m<sup>2</sup> is sold with this property, it is located in a quiet residence 200m from the beach and the port.

Fees and charges :

Annual current expenses 2 484 €

Well condominium

117 lots in the condominium 796 000 € fees included

