

## Price on request

Contact agency

Accueil Immobilier

61 Quai Colbert

30240 Le Grau-du-Roi

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For sale apartment

3 rooms

Surface : 69 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Exposition : Nord est

View : Etang

Hot water : Individuelle thermodynamique

Inner condition : NEW

Building condition : NEW

Features :

lift, double glazing, gated, CALM, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

2 parkings



## Apartment 3290 Le Grau-du-Roi

New build program RE 2020, delivery in the 2nd quarter of 2028. P3 on the 2nd and top floor overlooking the pond, with 2 private parking spaces. Corner terrace of approximately 10 m<sup>2</sup>, laundry room, 2 bedrooms (13 and 12 m<sup>2</sup>) including 1 with a closet, separate wall-mounted toilet. Reversible air conditioning, heat pump water heater, single-flow humidity-controlled ventilation, 60x60 tile flooring, electric shutters. Secure residence with elevator, locked 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

