

**Price on request**

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

04 66 53 53 99 / [contact@accueilimmobilier-legrauduroi.fr](mailto:contact@accueilimmobilier-legrauduroi.fr)

**For sale apartment**

**3 rooms**

**Surface : 56 m²**

**Surface of the living : 24 m²**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



**Apartment 3267 Le Grau-du-Roi**

Corner three-room apartment on an elevated ground floor, facing south towards the sea in a quiet setting. Private parking + cellar of approximately 11 m², in excellent condition. Terrace of about 40 m², separate toilet, shower room, fully equipped corner kitchen. Reversible air conditioning, double glazing, electric shutters. Highly sought-after and secure residence with locked bike storage, disabled access, and intercom. Right bank area, with direct access to the beach, about 300 meters from the harbor and shops.

**Fees and charges :**

Annual current expenses 984 €

Well condominium

