

## Price on request

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

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**For sale apartment**

**4 rooms**

**Surface : 92 m²**

**Surface of the living : 33 m²**

**Exposition : Sud ouest**

**View : Etang**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, electric shutters

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 parkings



## Apartment 3290 Le Grau-du-Roi

New development RE 2020, delivery in the second quarter of 2028. Corner P4 unit on the first floor overlooking the pond, with 2 private parking spaces. 2 loggias (13 and 12 m²), master suite with shower of approximately 16 m² + 2 bedrooms (2x12 m²), separate wall-mounted toilet. Reversible air conditioning, heat pump water heater, humidity-controlled single-flow ventilation, 90x90 tiles, electric shutters. Secure residence with elevator, locked bike storage, disabled access, 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

