

## 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

**4 rooms**

**Surface : 92 m²**

**Surface of the living : 33 m²**

**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 build RE 2020, delivery scheduled for the 2nd quarter of 2028. Corner-facing P4 apartment on the 2nd and top floor overlooking the pond, with 2 private parking spaces. 2 terraces (13 and 12 m²), master suite with shower and closet 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 tile flooring, electric shutters. Secure residence with elevator, locked bicycle storage, wheelchair access, and video intercom. Monplaisir area, in a quiet residential neighborhood. Reduced notary fees.

**Fees and charges :**

Annual current expenses 38 €

Well condominium

Document non contractuel

