

120 000 €

**Contact agency**

**Littoral & Camargue L'immobilier**

298 boulevard Gambetta

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**For sale apartment**

**1 room**

**Surface : 21 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, POOL,

Visitor Parking

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



**Apartment SNMFS Le Grau-du-Roi**

In Port Camargue, Residence LE QUAI AUX FLEURS, studio located on the 2nd floor with southern exposure. This studio, currently rented on a furnished lease until 31.12.2023 with a surface area of 21m<sup>2</sup>, benefits from a beautiful terrace with a view on the Espiguette side. The residence benefits from a collective swimming pool, closed and secure parking, the property is sold with a private cellar. Ideal rental investment, or pied à terre near the beach.

**Fees and charges :**

Annual current expenses 534 €

Well condominium

120 000 € fees included

