

**Price on request**

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

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legrauduroi.fr

**For sale studio cabin**

**1 room**

**Surface : 20 m²**

**Year of construction : 1992**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

double glazing, electric shutters

1 shower

1 WC

1 garage



**Studio cabin 3251 Le Grau-du-Roi**

Studio cabin of approximately 26 m² with a glazed loggia, in good condition. Sold furnished, separate toilet, bathroom with shower. Double glazing, electric shutters, washing machine. Highly sought-after and secure condominium with swimming pools, bike racks, pétanque courts, and a playground. Located in the Palais de la Mer area, about 100 m from shops and 400 m from the beach. Garage option available (+ €28,000). Estimated rental income: €7,200/year

**Fees and charges :**

Annual current expenses 553 €

Well condominium

1552 lots in the condominium

Document non contractuel

19/08/2020

