

**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**

**1 room**

**Surface : 18 m²**

**Exposition : Nord est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Building condition : GOOD**

**Features :**

POOL, lift, gated

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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



### Apartment Le Grau-du-Roi

Studio with an open view and a glimpse of the pond. Covered private parking, sold furnished. Glazed loggia, separate toilet, bathroom with shower, reversible air conditioning. Secure condominium with pool, elevators, wi-fi, bike storage, disabled access, pétanque court, paddling pool, and video surveillance. Palais de la Mer area, approximately 150 m from shops. Estimated annual rental income: €8,400

**Fees and charges :**

Annual current expenses 394 €

Well condominium

1328 lots in the condominium

Document non contractuel

