

Price on request

Contact agency

Accueil Immobilier

61 Quai Colbert

30240 Le Grau-du-Roi

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For sale apartment

1 room

Surface : 24 m²

Exposition : Est

View : Jardin

Hot water : Individuelle gaz

Inner condition : GOOD

Building condition : GOOD

Features :

Visitor Parking, double glazing, gated, CALM, electric shutters

1 shower

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



Apartment 3279 Le Grau-du-Roi

Ground-floor studio elevated on the quiet side overlooking green spaces. Approximately 28 m² with a glazed corner loggia, private parking, good condition. Sold furnished, separate toilet, bathroom with shower, fully equipped kitchen. Double-glazed windows, electric shutters, washing machine + dishwasher, up-to-code electrical system. Highly sought-after and secure co-ownership with a locked bike storage room, tennis courts, pétanque pitches, and caretakers. Left bank area, about 200 m from the beach, downtown, and shops, and 500 m from the train station. Estimated annual rental income: €6,600/year

Fees and charges :

Annual current expenses 400 €

Well condominium

714 lots in the condominium

Document non contractuel

