

## Price on request

### Contact agency

**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRUISSAN

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### For sale house

Surface : 33 m<sup>2</sup>

Surface of the land : 73 m<sup>2</sup>

Year of construction : 1992

Exposition : Sud est

Inner condition : excellent

External condition : GOOD

### Features :

Bedroom on ground floor, double glazing,

CALM

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

09/02/2026 - Prix T.T.C



## House 11283 Gruissan

Exclusive! Gruissan Les Ayguades. Very charming corner villa T2 with mezzanine, 33.84 m<sup>2</sup> Carrez law area and 41 m<sup>2</sup> of usable space, including a storage room and parking. The living room with a fully equipped, brand-new kitchen (dishwasher, 3-burner induction cooktop, oven, plenty of storage) opens onto a lovely east-south-facing courtyard of 73 m<sup>2</sup>, perfect for dining (BBQ) and relaxing on the loungers in complete privacy. One bedroom on the ground floor. Bathroom with Italian shower and washing machine. Separate toilet. On the first floor, a large mezzanine with a skylight and a window that can be closed off to create a bedroom if needed. TV lounge area. Storage room in the courtyard. Parking for the residence. Just a short walk from the beach, shops, and the lake. Quiet location. Move-in ready. A real favorite. PS: Available from September 15th. Ideal for rental investment, already rented during summer. To arrange a visit, contact Guylaine Bertrand at 06.03.11.71.94

### Fees and charges :

Annual current expenses 602 €

Well condominium

150 lots in the condominium

