

## Price on request

### Contact agency

Agence de la Grande Motte - Cabinet NOBLOT

13 place des Cosmonautes

34280 La Grande Motte

04 67 56 52 47 / bernardnoblot@orange.fr

For sale house

5 rooms

Surface : 170 m<sup>2</sup>

Surface of the land : 385 m<sup>2</sup>

Year of construction : 2007

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

### Features :

ALARM, electric shutters, AIR

CONDITIONING, Bedroom on ground floor, double glazing, Automatic gate, POOL

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

30/01/2026 - Prix T.T.C



## House 6936 La Grande-Motte

Grand Travers district, quiet location, in a dead-end street- Beautiful contemporary villa of 170 m<sup>2</sup> living space on a 385 m<sup>2</sup> plot- Comprising:- GROUND FLOOR: entrance, toilet, independent equipped kitchen, laundry room, veranda, 38 m<sup>2</sup> living-dining room with sliding bay window, bedroom with closet and bathroom- FIRST FLOOR: toilet, shower room, bedroom with closets, bedroom or office with closet and glazed loggia- Excellent condition- Heated saltwater pool, integrated air conditioning, underfloor heating with new gas condensing boiler, double glazing, electric shutters, terrace with bioclimatic pergola, carport, 200 m from the sea, electric car charging station, solar panels- Garage with electric door, covered parking and an additional space for one car

Fees and charges :

