

987 000 €

**Contact agency**

**Agence de la Grande Motte - Cabinet NOBLOT**

13 place des Cosmonautes

34280 La Grande Motte

04 67 56 52 47 / bernardnoblott@orange.fr

**For sale villa**

**6 rooms**

**Surface : 137 m²**

**Surface of the land : 400 m²**

**Exposition : Sud nord**

**View : Verdure**

**Hot water : Gaz**

**Inner condition : to renovate**

**Features :**

fireplace

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

07/05/2025 - Prix T.T.C



**Villa 6710 La Grande-Motte**

In the city center - Rare - Condominium villa of 250 m² of living space on a plot of 400 m² - Comprising: - Ground floor: 60 m² garage converted into an apartment - FLOOR 1: living room with fireplace, lounge, dining room, fitted kitchen, bedroom plus a 30 m² terrace - FLOOR 2: 2 bedrooms with cupboard, 2 bedrooms with sink and cupboard, bathroom with toilet - To renovate - South/north facing - Open view of greenery - Close to the beach and all amenities - Two parking spaces

Fees and charges :

Annual current expenses 1 800 €

Well condominium

987 000 € agency fees 3,75% à the responsibility of the buyer included

