

**120 000 €**

**Buying floor**

**Ref. 649V1337A**

**1 room**

**Surface : 23 m²**

**Surface of the living : 12 m²**

**Exposition : Est**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

pool, Lift, Double Glazing, Secured residence, Electric shutters

1 shower

1 WC

**Energy class (dpe) : D**

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



### Floor Le Grau-du-Roi

Studio with large cabin on the 3rd and top floor. Approximately 27 m² with glazed loggia, excellent condition, sold furnished. Separate toilet, bathroom with shower. Reversible air conditioning, double glazing, electric shutter, electricity up to standards, washing machine. Secure co-ownership with swimming pool, elevators, wi-fi, bicycle spaces, access for people with reduced mobility, bowling alley, paddling pool and video surveillance. About 150 m from shops.

**Fees and charges :**

Annual current expenses 768 €

Well condominium

1328 lots in the condominium 120 000 € fees included

