

168 000 €

**Buying apartment**

Ref. 649V1345A

1 room

Surface : 28 m<sup>2</sup>

**Exposition :** Sud est

**View :** Citadine

**Hot water :** Individuelle électrique

**Inner condition :** excellent

**Building condition :** Ravalement fait

**Features :**

pool, Lift, Secured residence, Electric shutters

1 terrace

1 shower

1 WC

1 parking



**Apartment Le Grau-du-Roi**

Large studio cabin on raised ground floor facing south/east. Private parking, excellent condition, sold furnished, terrace of approximately 11 m<sup>2</sup>. Separate toilet, bathroom with shower, fitted kitchen, cabin converted into a closet. Reversible air conditioning, electric shutter, washing machine + dishwasher. Secure co-ownership with swimming pool, elevators, Wi-Fi, bicycle parking, disabled access, bowling alley, paddling pool, video surveillance and facade renovation carried out in 2023. About 150 m from shops.

**Fees and charges :**

Annual current expenses 720 €

Well condominium

1328 lots in the condominium 168 000 € fees included

