ACCUEIL IMMOBILIER 🐔 J.C. SEYNE & CIE

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AGENCE LE GRAU DU ROI **04 66 53 53 99** accueilimmobilier.quaicolbert@wanadoo.fr

## 142 000 €

PLUS DE 30 ANS D'EXPÉRIENCE...

Buying floor Ref. 649V1347A 1 room Surface : 25 m<sup>2</sup>

Exposition : Nord ouest View : Port Hot w ater : Individuelle électrique Inner condition : GOOD Building condition : GOOD

Features : Double Glazing, Secured residence

1 show er 1 WC

Energy class (dpe) : F Emission of greenhouse gases (ges) : C



## Floor Le Grau-du-Roi

Studio cabin crossing on the 1st and last floor facing the port. Side view of the sea and the pond, good condition, sold furnished. Balcony, bathroom with shower, separate kitchen, double glazing. Small secure residence with voluntary trustee without charges. Direct access to the port, shops on site, approximately 100 m from the train station and 300 m from the beach.

Fees and charges : Annual current expenses 170 € Well condominium

4 lots in the condominium 142 000 € fees included





Carte Professionnelle : N° 3002 2016 000 008 551 CCI du Gard- RCS : R.C.S. Nîmes 332 374 925 Code NAF : 6831 Z - Caisse de Garantie : Credit Agricole Document non contractuel - prix honoraires agence inclus