



310 000 €

For sale apartment

4 rooms

Surface : 70 m<sup>2</sup>

Exposition : Est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, Porte blindée,  
residential, visitor parking

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/07/2024 - Prix T.T.C



### Apartment 2961 Le Grau-du-Roi

Fully renovated high-end T4 apartment. Come and discover this beautiful 70 m<sup>2</sup> apartment (59 m<sup>2</sup> under Carrez law), completely renovated with quality materials and very well thought-out layout. Located in a peaceful residence, just 300 meters from the beach, this apartment offers an ideal living environment for living all year round or on vacation. It's a duplex. On the ground floor there are: Open fitted, modern kitchen with quality equipment. Living room/living room opening onto an east-facing terrace, ideal for outdoor meals and barbecues, with a clear view. Bathroom with WC. Night area which can be closed by its pocket door, comprising two bedrooms with cupboards. One of the bedrooms has a private terrace of 5 m<sup>2</sup>. And the other has a foldaway bed that transforms into an office (see photos). On the 1st floor there are: Master Suite with large, deep cupboards under the roof, a large dressing room, a bathroom including a walk-in shower and toilet. Other Assets: In the complete renovation the insulation of the walls was redone for better thermal performance. Custom-made storage in all rooms for optimized space. The apartment is sold fully furnished. A private parking space included. This rare property offers an exceptional quality of life thanks to its location and its services.



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<br />
Nous sommes également adhérent au fichier Amepi, qui permet à nos vendeurs d'avoir une vaste diffusion
<br />
Notre force : l'expérience, le professionnalisme et la confiance.<br />
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Estimation gratuite, conseils de vente, information du marché;"
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We are also a member of the Amepi file, which allows our sellers to have a wide distribution of their property for sale and to offer our buyers
<br />
Our strength: experience, professionalism and confidence.<br />
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Free estimate, sales advice, market information."

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