

# AGENCE DE LA GRANDE MOTTE



**Cabinet Noblot**  
www.agence-grandemotte.com

04 67 56 52 47

**498 000 €**

**Buying apartment**

**3 rooms**

**Surface : 54 m<sup>2</sup>**

**Exposition :** Sud ouest

**View :** Belle vue mer

**Hot water :** Individuelle gaz

**Inner condition :** excellent

**Building condition :** good

**Features :**

Double Glazing, Secured residence,  
Reinforced door, Electric blinds, Electric  
shutters, Air conditioning

2 bedroom

2 terraces

1 shower

1 WC

**Energy class (dpe) :** C

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

Document non contractuel

17/09/2024 - Prix T.T.C



## Apartment 6736 La Grande-Motte

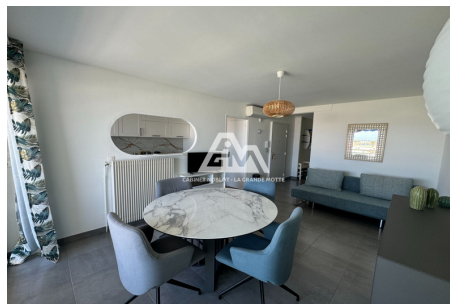
In the city center - Beautiful 3-room apartment of 54 m<sup>2</sup> plus two loggias, one of which is glazed, of 8 m<sup>2</sup> each - On the 2nd floor without elevator - Comprising: entrance hall, living room, separate fitted kitchen, shower room, toilet, two bedrooms with closet - Excellent condition - South west / north east exposure - Beautiful sea view - Air conditioning, gas heating, security door, electric shutters and blinds, double glazing - A stone's throw from shops and the beach - "Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

Fees and charges :

Annual current expenses 1 044 €

Well condominium

498 000 € agency fees 5,62% à the responsibility of the buyer included



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Carte professionnelle 34022016000008991 - RCS 784 156 887

Code NAF 6831Z - SIRET 784 156 887 000 19 - Garantie financière : QBE Insurance - 110 Esplanade du Général de Gaulle - 92931 LA DEFENSE

CEDEX - Document non contractuel