



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

Price on request

Buying apartment

4 rooms

Surface : 79 m²

Surface of the living : 35 m²

Year of construction : 2026

Exposition : Ouest

View : Jardin

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

lift, double glazing, Résidence
sécurisée, calm, Résidentiel,
Volets roulants électriques

3 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Coming soon

Document non contractuel
25/10/2025 - Prix T.T.C



Apartment Le Grau-du-Roi - Ref. 825V933A - Mandate n°Mandat Cadre

Real Estate Listing: Camargue Residence – New T4 with Terrace, Garden, Private Parking Size: 79.1m² Terrace: 11.7m² Garden: 85m² Le Grau-du-Roi Beach

Welcome to Camargue, an exceptional residence located just 250 meters from the beaches of Le Grau-du-Roi, where Mediterranean charm meets modern comfort.

This property development offers 28 elegant and bright apartments, ranging from two- to four-room units, with sizes between 44 and 111 m² and prices starting at €259,000. Highlights of Bleu Camargue: - Prime location: A peaceful residential neighborhood close to the town center, shops, the Seaquarium, and leisure facilities. - Refined architecture: A modern and timeless design featuring quality materials such as wood and glass, creating an elegant and warm atmosphere. - Optimized living spaces: Brand new apartments designed for well-being, with spacious rooms and large windows opening onto private terraces or gardens. - Premium features: Large-format tiles, electric roller shutters, modern appliances, and pre-installation for electric vehicle charging stations. A unique Mediterranean setting Enjoy an exceptional living environment between sea and nature. Common areas include a beautiful central green patio and pedestrian-friendly paths for a



Annual current expenses 1 200 €

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

Well condominium

Tél: 04 67 42 89 68 - agence@marianneimmobilier.com

28 lots in the condominium

Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel