



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

### Price on request

#### Buying apartment

2 rooms

Surface : 47 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Year of construction : 2026

Exposition : Est

View : Jardin

Hot water : Individuelle  
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

#### Features :

lift, double glazing, Résidence  
sécurisée, calm, Résidentiel,  
electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases  
(ges) : Unavailable

Document non contractuel

16/12/2025 - Prix T.T.C



### Apartment Le Grau-du-Roi - Ref. 825V969A - Mandate n°Mandat cadre

T2 New between sea, nature, and modernity – Le Grau-du-Roi Nestled between the salt marshes and the Mediterranean, this residence offers a rare living environment in Le Grau-du-Roi, right in the heart of a preserved area and a quiet residential neighborhood. Just minutes from the Espiguette beaches, the Port-Camargue marina, and the town center shops, these homes strike the perfect balance between tranquility, comfort, and convenience. T2 New garden-level apartment with private outdoor space Living area: 46.91 m<sup>2</sup> Terrace: 9.62 m<sup>2</sup> Private garden: 31.34 m<sup>2</sup> Layout: Entrance with built-in closet: 4.62 m<sup>2</sup> Open-plan living room/kitchen of 21.63 m<sup>2</sup>, opening onto the terrace—ideal for outdoor dining or a relaxing spot. Bedroom: 11.93 m<sup>2</sup>, bright with windows facing the east-exposed garden Bathroom: 6.88 m<sup>2</sup> Price: €269,000 including tax with two parking spaces included. Reduced notary fees / No agency fees Delivery: 2nd quarter 2028 The Benefits +: Large bay window opening onto the terrace, maximizing natural light. High-quality finishes: large-format tiling, electric roller shutters, equipped bathroom, open kitchen. Thermal and sound insulation (RT 2012 / RE2020) Contemporary design with optional bioclimatic pergola Covered parking and



Visual for illustrative purposes only

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

Fees and charges :

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

Annual current expenses 600 €

Well condominium

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