

450 000 €

For sale duplex

4 rooms

Surface : 94 m²

Year of construction : 1977

Exposition : Sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : Excellent

Building condition : Bon

Features :

Double vitrage, Calme, Résidentiel, Duplex

3 bedroom

1 terrace

2 showers

21 WC

1 parking

Legal information

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Fees paid by the owner, well condominium (5 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Duplex 1224 Le Grau-du-Roi

La Clé immobilier offers you exclusively this large duplex apartment for sale in Grau-du-Roi (30240). Located on the 2nd and top floor of a small building with only 5 units, this apartment will charm you with its unique character. From the moment you enter, you'll be captivated by a spacious living area flooded with natural light, opening onto a terrace with an unobstructed view. On the first level, you will also find a large bedroom, a shower room, and a separate toilet. Upstairs, a generous landing that can serve as an office or play area leads to 2 comfortable bedrooms and a shower room with a toilet. This rare property on the market offers 111m² of living space (94.6m² under the Carrez law), making it the perfect apartment for year-round living in Grau-du-Roi or for vacationing with your entire family. There are no expenses to anticipate, and you can move in right away. This new property has never been lived in before, so you will be...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 760 and 1080 € (reference year 2021)
Document non contractuel - 10/10/2026



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