

# AGENCE DE LA GRANDE MOTTE



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

04 67 56 52 47

**303 000 €**

**Buying apartment**

**2 rooms**

**Surface : 46 m²**

**Exposition : Est ouest**

**View : Sur piscine**

**Hot water : Individuelle gaz**

**Inner condition : excellent**

**Building condition : good**

**Amenities :**

pool, double glazing, gated, electric shutters, air conditioning

1 bedroom

2 terraces

1 shower

1 WC



## Apartment 6755 La Grande-Motte

In the city center - Beautiful 2-room apartment of 46 m² plus two loggias of 10 m² each, one of which is glazed - On the 2nd floor (elevator project in progress) of a residence with swimming pool - Comprising: living room, separate and equipped kitchen, shower room with toilet, bedroom with dressing room - Excellent condition - West / East exposure - View of the swimming pool - Gas heating + air conditioning - Close to all amenities 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)"

### Legal information

303 000 € fees included

4,48% VAT of fees paid by the buyer (290 000 € without fees), well condominium, annual current expenses 1 176 € (98 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 770 and 1100 € (reference year 2021,2022,2023)  
Document non contractuel - 30/09/2025



Agence de la Grande Motte - Cabinet NOBLOT, Le St Clair, 13 place des Cosmonautes, 34280 La Grande Motte

Tél: 04 67 56 52 47 - Fax: 04 67 29 99 38 - [bernardnoblott@orange.fr](mailto:bernardnoblott@orange.fr)

Carte professionnelle 340220160000008991 - 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