

# AGENCE DE LA GRANDE MOTTE



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

04 67 56 52 47

489 500 €

**Buying p4**

**4 rooms**

**Surface : 119 m²**

**Surface of the living : 62 m²**

**Exposition : nord et ouest**

**View : sur rue**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : normal**

**Amenities :**

pool, lift, armored door, double glazing,  
double glazing, gated

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 cellar

## Legal information

489 500 € fees included

4,15% VAT of fees paid by the buyer  
(470 000 € without fees), well  
condominium, annual current expenses  
2 136 € (178 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



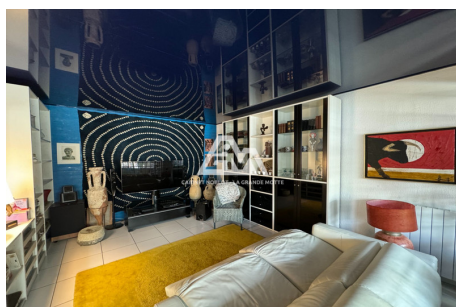
## P4 6792 La Grande-Motte

In the city center - P3 apartment of 120 m² habitable (101.90 m² Carrez law) plus a loggia of 11 m² - On the 1st floor with elevator in a residence with swimming pool - Composed of: entrance, living room, lounge, bathroom + shower, toilet, fitted kitchen, hallway with cupboards, two bedrooms - Good condition - Small sea view - Storeroom - Close to 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)"

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C

Estimated annual energy between 1590 and 2200 € (reference year 2021,2022,2023)

Document non contractuel - 30/09/2025



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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