

# AGENCE DE LA GRANDE MOTTE



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

04 67 56 52 47

129 000 €

## Buying apartment

1 room

Surface : 17 m<sup>2</sup>

Exposition : Nord ouest

View : Sur place

Hot water : Individuelle électrique

Inner condition : new

Building condition : good

## Amenities :

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

1 terrace

1 shower

1 WC



## Apartment 6859 La Grande-Motte

Rare location - Turnkey renovated studio 30 m from the beach - In the popular Couchant district, this elegant 17.5 m<sup>2</sup> studio on the raised ground floor with a 3 m<sup>2</sup> glazed loggia will seduce you with its comfort, its view of the park, close to shops in a residence with private swimming pool - Its careful renovation - Comprising: entrance with equipped kitchenette, shower room with wc, living room with quality bedding - Completely refurbished with great features (double glazing, electric shutter, air conditioning, natural stone facing wall, thermal and sound insulation, latest generation water heater) - New electricity, DPE class C, very low consumption, optimal thermal comfort - No work required, low charges - 2025 diagnostics without any anomalies - Possibility of additional private parking

## Legal information

129 000 € fees included  
3,20% VAT of fees paid by the buyer  
(125 000 € without fees), well  
condominium, annual current expenses  
420 € (35 € 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 320 and 490 € (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