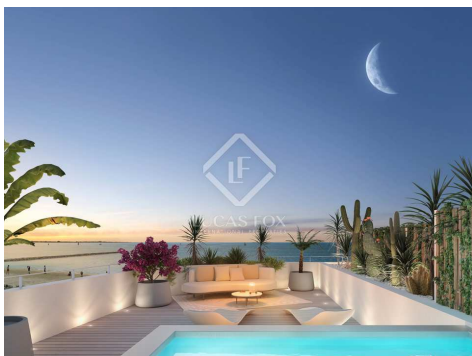


€1,290,000 Apartment - For sale

# New build 3 Bedroom apartment with 123m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 30240

**3** Bedrooms    **2** Bathrooms    **100m<sup>2</sup>** Floorplan    **123m<sup>2</sup>** Terrace



**ROMANCE**  
L'ART DE VIVRE

**R+3 T4 305**

Entrée	7,5
Hallway	6,6
Kitchen - Cuisine	29,0
Bath - Salle de bains	12,7
Chambre 1	11,3
Chambre 2	9,3
Chambre 3 + PL	11,2
WC	6,5
WC	6,5
Surface habitable	98,7 m <sup>2</sup>
Terrasse + Jardinières R+3	71,8
Terrasse + Jardinières Tot.	51,0
<b>Total</b>	<b>123,3 m<sup>2</sup></b>

**Plan de l'étage**

**ROOF TOP**

Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Boucanet in Grau-du-Roi, 100 m<sup>2</sup> penthouse with 123 m<sup>2</sup> terrace, jacuzzi and swimming pool (France)

Lucas Fox International Properties, on the front line on Grau-du-Roi beach, on the top floor of this new residence designed by the famous A+Architecture firm, exceptional penthouse!

In a dominant position overlooking the sea and its beach, with an area of 100 m<sup>2</sup> on one level, this top floor apartment consists of a large and bright living room as well as three bedrooms, two bathrooms and toilets. separated. All rooms have direct access to the main terrace of 72 m<sup>2</sup>. Upstairs, a second 52 m<sup>2</sup> terrace offers an incredible view of the coastline, which you can admire from your jacuzzi. Summer kitchen and planters, a real open-air additional room. From the rooftop, you will have direct access to the residence's private swimming pool.

### SERVICES

- Reversible climate control
- Automation
- Centralized electric roller shutters
- Tiles from 60 cm x 60 cm to 120 cm x 120 cm depending on the accommodation
- 70 mm partitions for better sound insulation
- Decorative solid core distribution doors
- wall-hung toilet

### EQUIPMENT

- Rooftop and private swimming pool for residents
- Jacuzzi and summer kitchen area for certain accommodations
- Private access path to the beach
- Outdoor showers



[lucasfox.com/go/mon46551](https://lucasfox.com/go/mon46551)

Sea views, Terrace, Heated swimming pool, Jacuzzi, Natural light, Parking, Modernist building, Communal terrace, Panoramic view, Outdoor kitchen, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Air conditioning

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- Outdoor storage lockers
- Video surveillance
- Charging stations for electric vehicles
- Bicycle storage
- Elevator
- Outdoor wooden terrace

A tailor-made project which comes with two private parking lots. Exclusive offer, file on request, PINEL eligible.

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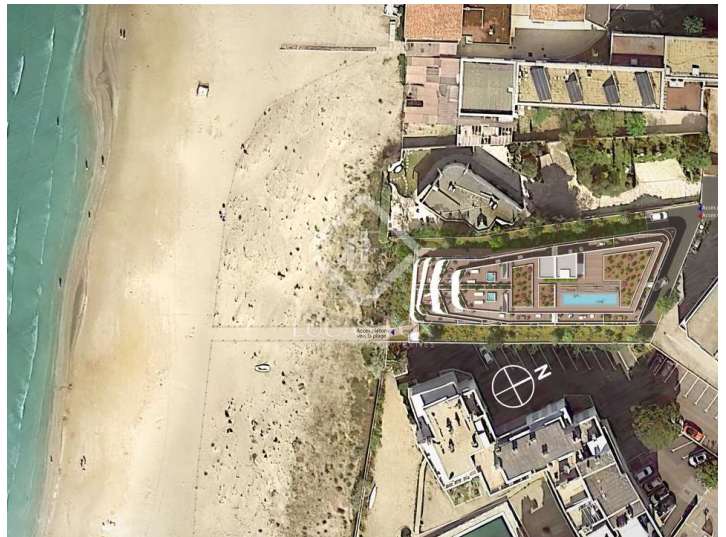


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