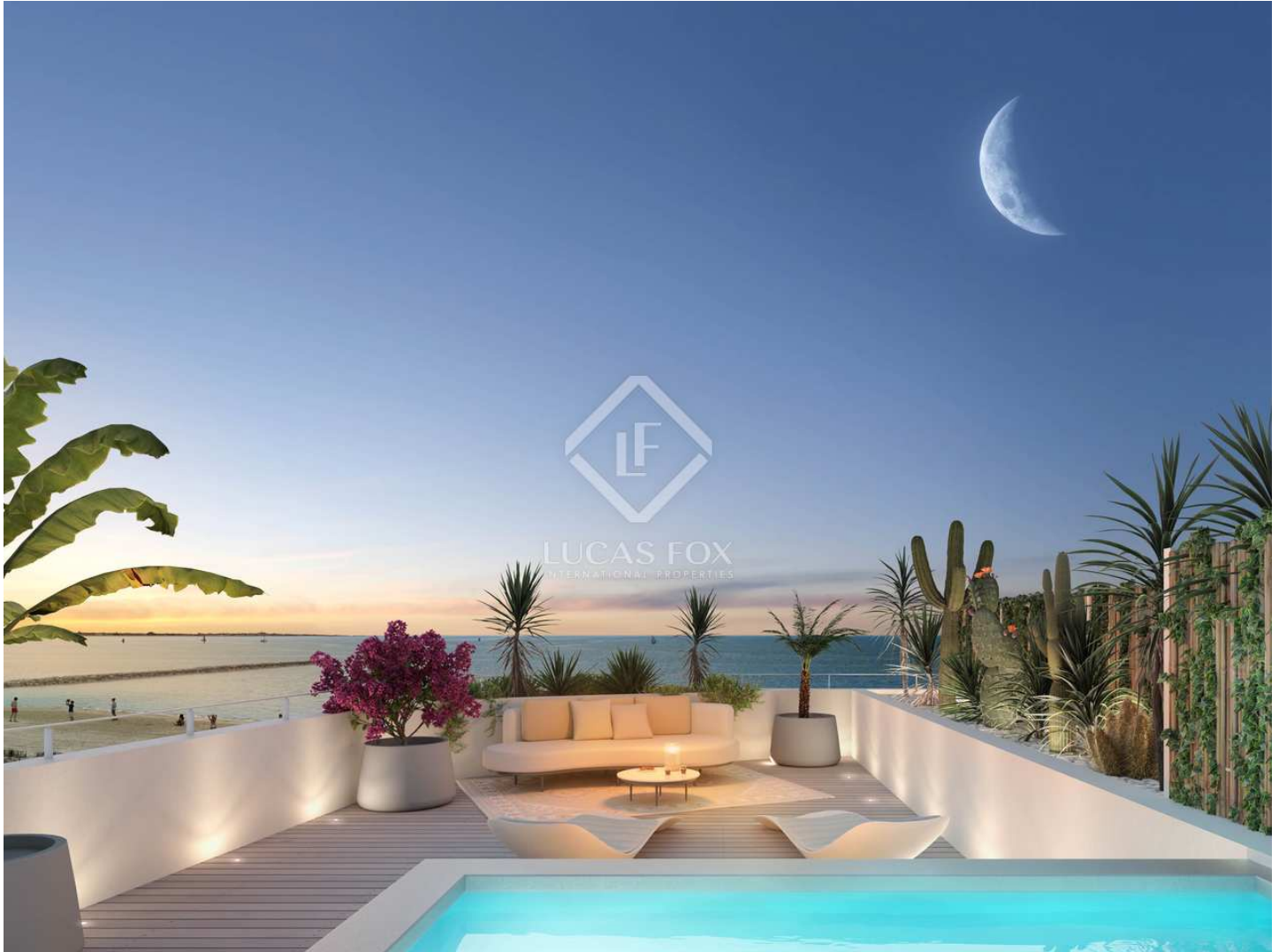


€849,000 Apartment - For sale

New build 3 Bedroom apartment with 26m² terrace for sale in Montpellier, France

France » Montpellier » 30240

3 Bedrooms **2** Bathrooms **85m²** Floorplan **26m²** Terrace



ROMANCE
UNE RÉSIDENCE DE LUXE À LA MER EN CÔTE D'AZUR

Opéra

R+1
T4 **107**

entrée	6,4
Hallway	6,7
Office - Cuisine	20,0
Living parterre	12,2
CS	2,7
Chambre 2 = PL	9,6
Chambre 3 = PL	9,7
DB	4,7
WC	2,4
surface habitable	84,9 m ²
terrace + Jardinières	26,0

Plan de l'appartement

FBI

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OVERVIEW

Boucanet in Grau-du-Roi, 85 m² apartment with 26 m² terrace, jacuzzi and swimming pool (France)

Lucas Fox International Properties, on the front line on Grau-du-Roi beach, on the first floor of this new residence designed by the famous A+Architecture firm, remarkable terrace apartment!

In a dominant position overlooking the sea and its beach, with an area of 85 m² on one level, this apartment consists of a large and bright living room as well as three bedrooms, two bathrooms and separate toilets. All the rooms have direct access to the 26 m² terrace overlooking the beach and the sea. The rooftop terrace with swimming pool and panoramic view perfects this offer.

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
- Outdoor storage lockers



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Sea views, Terrace, Swimming Pool, Heated swimming pool, Lift, Natural light, Modernist building, Communal terrace, Wheelchair access, Views, Tourist License, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Air conditioning

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3	2	85m²	26m²
Bedrooms	Bathrooms	Floorplan	Terrace

- 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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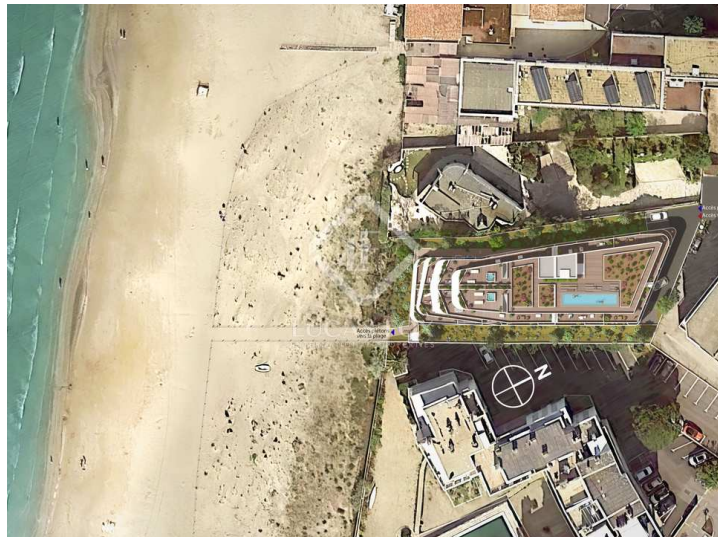
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