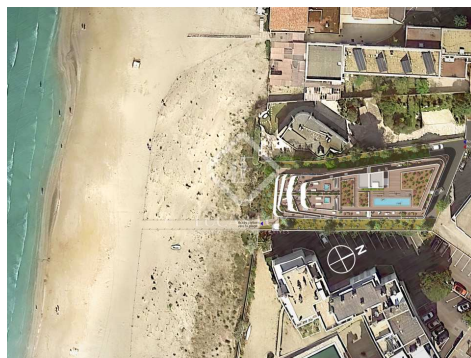


€349,000 Apartment - For sale

# New build 1 Bedroom apartment with 12m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 30240

**1** Bedrooms    **1** Bathrooms    **45m<sup>2</sup>** Floorplan    **12m<sup>2</sup>** Terrace



**ROMANCE**  
UNE RESIDENCE SUR LA PLAGE DE SARRUS (30240)

PROJET  
R+1  
T2    **109**

Surface	3,7
Jour - Cuisine	20,7
Sanitaires	12,3
DE	6,4
WC	1,9
Surface habitable	45,0 m <sup>2</sup>
Loggia	11,7

Plan de situation

**FDI**

AGENCE IMMOBILIERE  
LUCAS FOX INTERNATIONAL PROPERTIES  
10, rue de la République, 34000 Montpellier  
Tél : +33 (0)4 67 60 59 14  
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Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 5 Enclos Tissé Sarrus Montpellier, Montpellier, France

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### OVERVIEW

## Boucanet in Grau-du-Roi, 45 m<sup>2</sup> apartment with 12 m<sup>2</sup> terrace and shared 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, charming sunny apartment!

In a dominant position overlooking the sea and its beach, with an area of 45 m<sup>2</sup> on one level, this apartment consists of a large and bright living room as well as a bedroom, a bathroom and separate WC. The living room opens onto the 12 m<sup>2</sup> terrace. 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



[lucasfox.com/go/mon47208](https://lucasfox.com/go/mon47208)

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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<b>1</b>	<b>1</b>	<b>45m<sup>2</sup></b>	<b>12m<sup>2</sup></b>
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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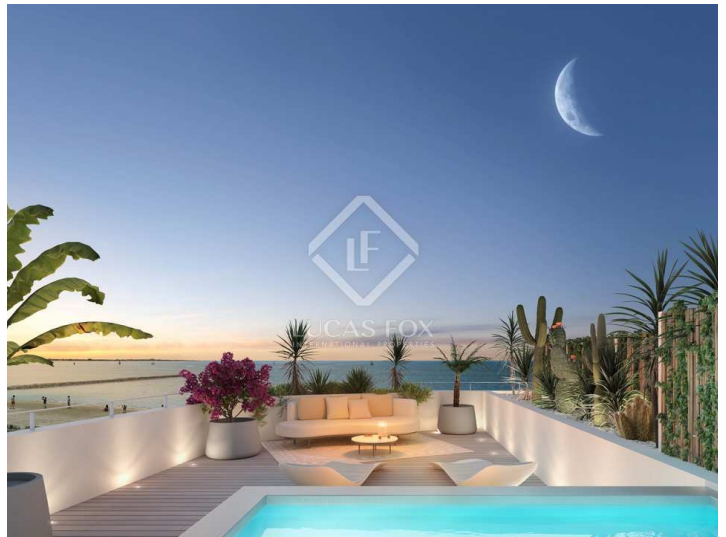
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