

€516,000 Apartment - For sale

## New build 2 Bedroom apartment with 17m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 30240

**2** Bedrooms    **1** Bathrooms    **77m<sup>2</sup>** Floorplan    **17m<sup>2</sup>** Terrace



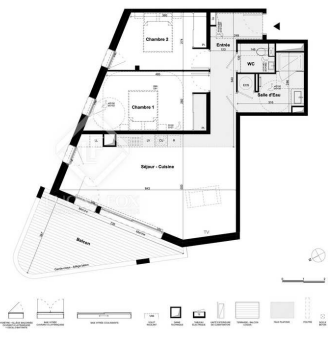
**ROMANCE**  
UNE RÉSIDENCE DE LUXE À LA MER EN CÔTE D'AZUR

PROJET  
Romance  
R1

R+1	102
T3	

INTRA	8,5
ALLIAGE - Cuisine	33,2
Chambre 1 + PL	15,0
Chambre 2 + PL	11,4
DE	8,9
WC	2,2
surface habitable	77,1 m <sup>2</sup>
balcon	16,7

Marquage  
FDI



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Boucanet in Grau-du-Roi, 77 m<sup>2</sup> apartment with 17 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 1st floor of this new residence designed by the famous A+Architecture firm, charming apartment with terrace!

In a dominant position overlooking the sea and its beach, with an area of 77 m<sup>2</sup> on one level, this apartment consists of a large and bright living room as well as two bedrooms, a bathroom and separate WC. The living room opens onto the 17 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



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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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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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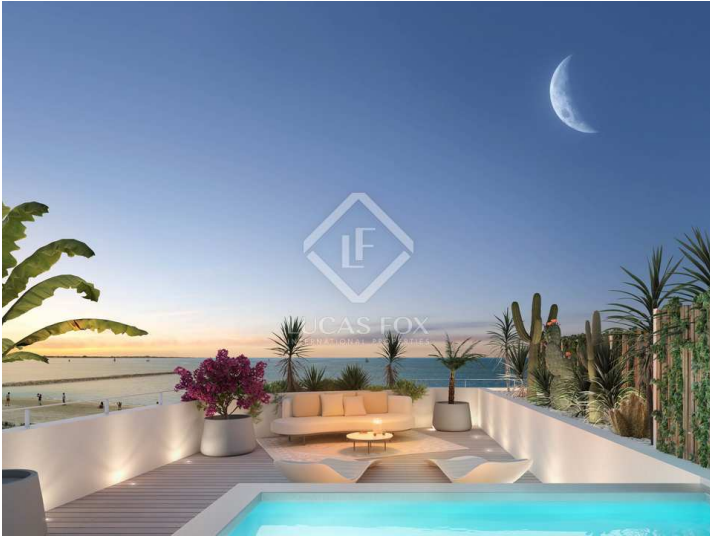


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