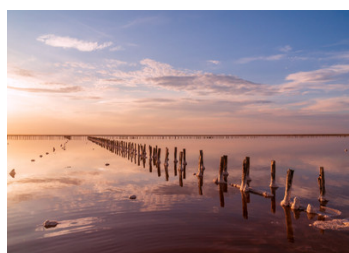


New 1bed apartment in new development a contemporary residence in LE GRAU-DU-ROI.



INFORMATION

Town:	Le Grau-du-Roi
Department:	Gard
Bed:	1
Bath:	1
Floor:	44 m2
Outside Space:	26 m2



IN BRIEF

Only 250 m from the beach between the wild Camargue and Montpellier city. Within 4 minutes away by car from the marina, shops, restaurants and essential amenities this residence offers a rare quality of life with nearby parks.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

This intimate development of just 2 floors reveals new apartments with generous volumes, ranging from 2 to 4-room duplexes available in August 2026. All open onto private gardens or large terraces, including 3 premium apartments with rooftops and private swimming pools.

A few minutes' walk from shops and everyday services, the residence is located less than 6 minutes by car from the Grau-du-Roi TER station and buses 132 and 606 linking Nîmes and Montpellier, and less than 25 minutes from the A9 motorway, the Montpellier Sud de France TGV station and Montpellier Méditerranée airport.

Finally, "La Marina", the first marina with berths, is only 4 minutes away by car. The magnificent beach of L'Espiquette, a natural and wild place, 12 minutes by car. Proximity to La Grande Motte 12 minutes by car, the metropolis of Montpellier 40 minutes and Nîmes less than 1 hour, connect the project to dynamic cities.

This new build flat of 44 m² offer its beautiful bright living room of 22 m² with large bay window opening onto a spacious terrace of 8 m² and south facing garden 18 m² on the ground floor.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES