

New 2 bed apartment with sea view in new development a contemporary residence in Grande Motte.



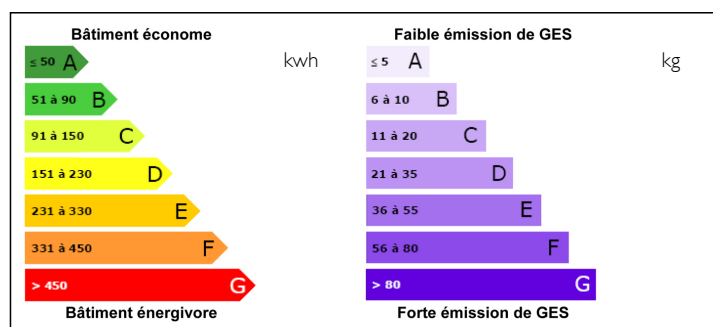
INFORMATION

Town:	La Grande-Motte
Department:	Hérault
Bed:	2
Bath:	1
Floor:	65 m2
Outside Space:	12 m2

IN BRIEF

Only 450 m from the beach between the wild Camargue and Montpellier city. Within 200 m from shops, restaurants and essential amenities this residence offers a rare quality of life with nearby parks. Montpellier's airport is around 15 minutes drive away.

ENERGY - DPE



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 new build flat of 65 m² on the 3rd floor offers its beautiful bright living room of 27 m² with large bay window opening onto a spacious terrace of 12 m² facing south, all on a high floor with a beautiful panoramic view. The apartment have individual heating and air conditioning, double-glazed windows with electric shutters. Parking space on the ground floor.

This new program with exceptional architecture offers 45 apartments in 4 buildings ranging from R+1 to R+8, will be delivered at the end of the 1st quarter of 2024.

New build property in France represents an excellent opportunity for property investors due to the generous 20% of the property price Vat rebate that is available to those opting to rent out their property and also the reduced notary fees applicable to new-build.

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

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