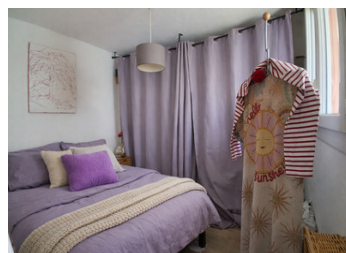
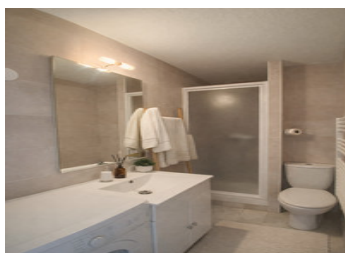


2-room flat at the foot of the Étang du Ponant – private parking – Grande-Motte



INFORMATION

Town:	La Grande-Motte
Department:	Hérault
Bed:	1
Bath:	1
Floor:	35 m2
Plot Size:	0 m2



IN BRIEF

Leggett Immobilier International is pleased to present this flat, ideally situated in one of the most sought-after neighbourhoods of La Grande-Motte, just a stone's throw from the Étang du Ponant.

It comprises a bright living area with a kitchen opening onto the lounge/dining room, a separate bedroom with a fitted wardrobe, and a shower room with a toilet.

There is the potential to create a private terrace of approximately 4 m² to enjoy the Mediterranean climate and evenings with family or friends.

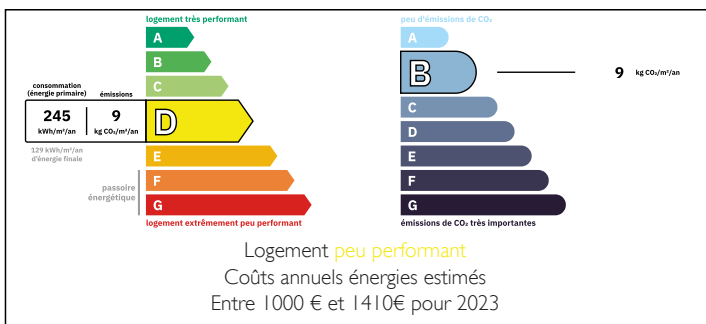
A private parking space completes this property.

A quiet, leafy setting, right next to tennis courts, a golf course, cycle paths, shops and beaches.

Low service charges: €68 per month.

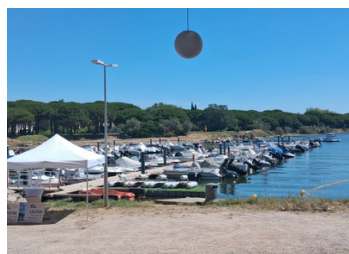
Ideal as a main residence, second home or rental investment.

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.



LOCAL TAXES

Taxe foncière: 840 EUR

NOTES

DESCRIPTION

Leggett Immobilier International is pleased to present this flat, ideally situated in one of La Grande-Motte's most sought-after neighbourhoods, just a stone's throw from the Étang du Ponant. Nestled in a quiet, leafy setting, this flat enjoys a prime location, highly sought-after for its exceptional quality of life and quick access to the beaches

As soon as you arrive, you'll be charmed by the peaceful atmosphere that reigns in this residential complex. Sports and nature enthusiasts will appreciate the immediate proximity to tennis courts, La Grande-Motte's international golf course, cycle paths and walking trails that run alongside the lake. The town centre, shops, restaurants and beaches are all within easy reach, offering an ideal living environment for both a main residence and a seaside holiday home.

The flat comprises a bright living area with a kitchen that opens onto the lounge/dining room, creating a welcoming and functional space. The layout has been designed to make the most of every square metre and ensure everyday comfort.

The sleeping area includes a well-appointed bedroom, as well as a shower room with a toilet.

One of the major advantages of this property is the possibility of recreating a private terrace of approximately 4 m², which was originally present. This outdoor space would allow you to enjoy meals al fresco or simply relax in the sun.

A private parking space within the residential complex completes this property, a feature that is particularly appreciated in this area.

The service charges amount to just €68 per...