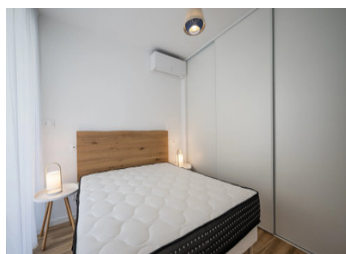


New 1bed flat in new development, a contemporary residence in Grande Motte.



## INFORMATION

Town:	La Grande-Motte
Department:	Hérault
Bed:	1
Bath:	1
Floor:	42 m2
Outside Space:	13 m2



## IN BRIEF

Only 150 m from the beach between the wild Camargue and Montpellier city. Within 150 m from the marina, 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 fully furnished flat of 42 m<sup>2</sup> offer its beautiful bright living room of 27 m<sup>2</sup> with large bay window opening onto a spacious terrace of 13 m<sup>2</sup> facing south on the ground floor. The apartment have individual heating and air conditioning, double glazed windows with electric shutters.

This new program with exceptional architecture offers 18 apartments from studio to 2bed 71 m<sup>2</sup> apartments available at the end of 2023.

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.

Investment opportunity

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

## NOTES