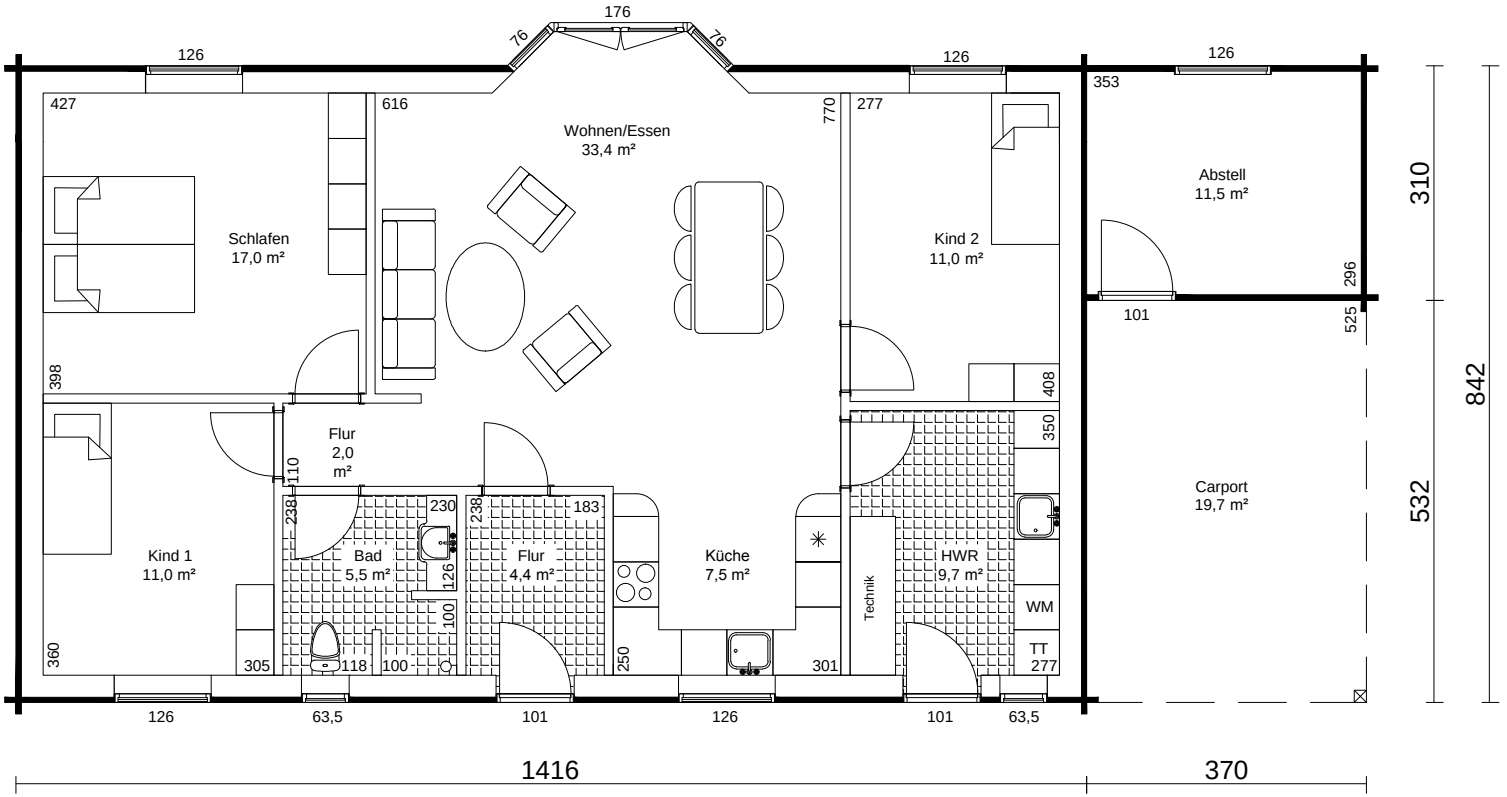Grandam 121 m²