



# Agence du Port

## Saint Cyprien



☎ 04 68 21 13 38 | contact@agenceduport-lacasa.com | www.agenceduport-lacasa.com

181 900 €

### For sale apartment

3 rooms

Surface : 30 m²

Exposition : Ouest

View : Marina

Hot water : Individuelle électrique

Inner condition : good

Standing : residential

Building condition : Ravalement fait

### Features :

double glazing, calm, Vue Lagune, Place de parking privative sécurisée, electric shutters, Store banne électrique

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel

11/05/2024 - Prix T.T.C



### Apartment 206/2023 Saint-Cyprien-Plage

EXCLUSIVE and RARE, Magnificent T3 apartment, nestled on the 2nd and last floor of a residence with completely renovated facade. With a living area of approximately 38 m², this property offers a 7 m² terrace with a sumptuous view of the Lagoon. Benefit from beautiful light with double West/East exposure, it consists of two charming bedrooms, one on the mezzanine, a bathroom and separate toilet. Pleasant and functional, the American kitchen is equipped. Comfortable and well maintained, the apartment is in good interior condition. The whole is completely peaceful thanks to the double glazing, roller shutters and electric awnings, creating an atmosphere of tranquility. Take advantage of a secure private parking space. A few steps from the beach, don't miss this opportunity to live and/or invest in the popular Lagune district of Saint-Cyprien. A little corner of paradise to seize....

Fees and charges :

Annual current expenses 970 €

Well condominium

181 900 € fees included



SAS Agence du Port G ALPHA 3

Quai Arthur Rimbaud, Résidence Villa Salix II, 66750 SAINT CYPRIEN

Carte Professionnelle n° CPI 6601 2020 000 044 284

Caisse de garantie GALIAN 152590 J- Montant de la garantie 120 000 €

SAS au capital de 8 000 € – Siret N°879 060 754 00014

