



129 500 €

**For sale house**

**2 rooms**

**Surface : 36 m<sup>2</sup>**

**Year of construction : 1985**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Couverture : tiles**

**Features :**

Proche mer, Place de parking libre et sécurisée, air conditioning, electric shutters, Bedroom on ground floor, Mezzanine, Vendu meublé, Véranda, Automatic gate, calm

1 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

28/04/2024 - Prix T.T.C



### House 23/2024 Saint-Cyprien

IN SAINT-CYPRIEN, a stone's throw from the sea, we offer you this T2 mezzanine house of 36.63 m<sup>2</sup>. Located in a secure, tree-lined residence, this property consists of an air-conditioned living room with fitted kitchen, bathroom with toilet, cupboards and a bedroom. A mezzanine of 11.60 m<sup>2</sup> on the ground which can accommodate 3 additional beds and storage space. In addition, an insulated veranda of 11.28 m<sup>2</sup> to enjoy your meals completes this property. The +: reversible air conditioning, free parking space, electric roller shutters and veranda. Come and visit it quickly, ideal for enjoying a vacation or second home!

**Fees and charges :**

Annual current expenses 756 €

Well condominium

86 lots in the condominium 129 500 € 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

