



298 500 €

**For sale house**

**4 rooms**

**Surface : 60 m<sup>2</sup>**

**Surface of the land : 50 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Nord ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

air conditioning, Bedroom on ground floor, double glazing, calm

2 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

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



### House 24/2024 Saint-Cyprien

Exclusively in the Municipality of Saint Cyprien Plage, come and visit this magnificent renovated house of approximately 60 m<sup>2</sup> with a beautiful garden of approximately 50m<sup>2</sup>. It includes on the ground floor: Living room, fitted and equipped dining kitchen, 1 bedroom with storage, 2 hallways, a bathroom, a separate toilet. Upstairs: 1 mezzanine and 1 bedroom with storage. The house has been completely redone and fitted out: plumbing, electricity, air conditioning, roller shutters, mosquito nets, double-glazed PVC joinery, paintings, kitchen with integrated elements, electric awning outside, sheds, etc. The House remains fully equipped and furnished. Garden with relaxation area and ideal for your moments of conviviality. A parking space is reserved for you. Favorite guaranteed as soon as you arrive on site!!

**Fees and charges :**

Annual current expenses 250 €

Well condominium

298 500 € 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

