



**Agence du Port**  
Saint Cyprien

**388 000 €**

**For sale villa**

**6 rooms**

**Surface : 156 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 331 m<sup>2</sup>**

**Year of construction : 2013**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

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

5 bedroom

2 terraces

1 bathroom

3 showers

3 WC

2 parkings



### Villa 168/2020 G Argelès-sur-Mer

In the town of Argelès sur Mer, in a quiet subdivision close to all amenities, come and visit this 2013 Villa on 2 sides, 6-room type, of approximately 160 m<sup>2</sup> on a closed ground of 331 m<sup>2</sup>. On one level: we have 4 bedrooms, including a master bedroom with shower and bath, a bathroom with wc, a laundry room and an equipped kitchen opening onto a bright living room of 40 m<sup>2</sup>. Upstairs, and with a separate entrance, a magnificent Studio with mezzanine of 36 m<sup>2</sup>: living room, fitted kitchen, shower room with wc, dressing room / laundry room. It can be rented 500 € / month without problem. This Villa does not require any work and it is under ten-year guarantee! Enjoy it!

**Fees and charges :**

**388 000 € fees included**

Document non contractuel

26/11/2020 - Prix T.T.C



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  
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