



640 000 €

**For sale propriété**

**8 rooms**

**Surface : 235 m<sup>2</sup>**

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

**Surface of the land : 1265 m<sup>2</sup>**

**Year of construction : 1995**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, 4 Chambres de plain-pied,  
double glazing, Automatic Watering,  
Automatic gate

6 bedroom

5 terraces

3 bathrooms

3 WC

6 parkings

**Energy class (dpe) : D**

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

Document non contractuel

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



### Propriété 125/2023 Saint-Cyprien

Located a stone's throw from the Port, Very pretty property of more than 220 m<sup>2</sup> of living space on a plot of 1265 m<sup>2</sup>. It is composed as follows: Type T5 villa of approximately 125 m<sup>2</sup> including on the ground floor, a large, very bright living room with fireplace, an open fitted kitchen, two spacious bedrooms, a dressing room and a bathroom. Upstairs, a hallway with bathtub, a bedroom and an office.

**Fees and charges :**

640 000 € 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

