

## Price on request

### Contact agency

#### Cap Immobilier

60 Mail de Rochelongue

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### For sale apartment

2 rooms

Surface : 38 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Aperçu mer

Building condition : Cleaning is

### Features :

lift, double glazing, gated, CALM, electric blinds, electric shutters, POOL

1 bedroom

1 shower

1 WC

1 parking



## Apartment Le Cap d'Agde

Real Estate Cap d'Agde – Sale / Purchase – Les Falaises District, "Les Indes Galantes" residence ON THE FRONT LINE BY THE SEA, quiet and secure with a POOL and caretaker, ideally located: - Plagette des Falaises right at the foot of the residence - Plage du Môle and Allée de la Flânerie just a 4-minute walk away - Port center only 6 minutes on foot - Popular, green, and very well-maintained residence - Recently renovated facade - Brand new waterproofing of outdoor parking areas - No co-ownership work planned Bright apartment, 2 rooms with 38 m<sup>2</sup> of living space (32.73 m<sup>2</sup> under Carrez law), located on the 1st floor with elevator. It includes an open kitchen onto a large living room with sea view, bedroom, shower room, and separate toilet. Electric roller shutters and awning. Sold with a private underground parking space, secured by a barrier. A shared bike storage room completes the residence's amenities.

### Fees and charges :

Annual current expenses 1 440 €

Well condominium

Document non contractuel

