

Price on request

Contact agency

Cap Immobilier

60 Mail de Rochelongue

34300 Le Cap d'Agde

+33 (0)4 67 26 55 16 /

contact@capimmobilier.com

For sale apartment

2 rooms

Surface : 24 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Features :

lift, double glazing, gated, CALM

1 bedroom

1 terrace

1 shower

1 WC

1 parking



### Apartment 2984 Le Cap d'Agde

Cap d'Agde Real Estate – Sale / Purchase – Richelieu district, \*\*« Sopraland »\*\* residence, quiet and secure with a pool, ideally located: - 7 minutes on foot from Richelieu beach - 3 minutes from year-round shops (Carrefour, bakery, doctors, pharmacy) and seasonal shops (greengrocer, newsstand, caterer...) Two-room apartment in perfect condition, with a living area of 30.41 m<sup>2</sup> (24.20 m<sup>2</sup> under Carrez law + 6.21 m<sup>2</sup> of integrated loggia), located on the 5th floor with elevator. It features an open kitchen leading to a bright living room, one bedroom, and a bathroom with toilet. \*\*SUPERB LOGGIA offering a \_UNOBSTRUCTED VIEW WITH THE SEA AS A BACKDROP\_\*\* The apartment is sold furnished and comes with a private right of use for a shared parking space within the residence. Ideal as a pied-à-terre, second home, or rental investment.

Fees and charges :

Annual current expenses 1 020 €

Well condominium

Document non contractuel

