

## 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 : 32 m<sup>2</sup>

**Hot water** : Individuelle électrique

**Inner condition** : excellent

**Building condition** : Cleaning is

### Features :

double glazing, gated, CALM, electric blinds

1 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe)** : D

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

Document non contractuel



## Apartment 2986 Le Cap d'Agde

Cap d'Agde sale and purchase - Richelieu District, "Delphéapolis", quiet and secure residence ideally located: - 4 minutes walk from Richelieu beach - 3 minutes from shops (mini-market, greengrocer, bakery, newsstand...) - 9 minutes walk from Mail de Rochelongue (shopping promenade: restaurants, shops, ice cream parlors, and events) 2-room ground floor apartment of 32 m<sup>2</sup> (25 m<sup>2</sup> Carrez law), featuring a fully equipped kitchen with dining area, open to a bright living room (former covered terrace integrated). One bedroom with closet, renovated bathroom with toilet. **\*\*BEAUTIFUL 23 M<sup>2</sup> TERRACE!\*\*** A guaranteed favorite for this apartment in perfect condition and tastefully decorated. **\*\*SOLD WITH GARAGE.\*\***

Fees and charges :

Annual current expenses 575 €

Well condominium

57 lots in the condominium

