

**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 m²**

**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



### Apartment 2986 Le Cap d'Agde

Cap d'Agde sale and purchase - Richelieu neighborhood, "Delphéapolis", quiet and secure residence ideally located: - 4 minutes on foot from Richelieu beach - 3 minutes from shops (mini-market, greengrocer, bakery, newsstand...) - 9 minutes on foot from Mail de Rochelongue (shopping promenade: restaurants, shops, ice cream parlors, and entertainment) Ground floor 2-room apartment of 32 m² (25 m² Carrez law), featuring a fully equipped kitchen with dining area, open to a bright living room (former covered terrace now integrated). One bedroom with closet, renovated bathroom with toilet. **\*\*BEAUTIFUL 23 M² TERRACE!\*\*** A definite favorite, this apartment is in perfect condition and tastefully decorated. **\*\*SOLD WITH GARAGE.\*\***

**Fees and charges :**

Annual current expenses 575 €

Well condominium

57 lots in the condominium

Document non contractuel

