

## Price on request

### Contact agency

**LE LAGON IMMOBILIER**

9, rue Bossuet

66750 SAINT CYPRIEN PLAGE

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**For sale apartment**

**2 rooms**

**Surface : 30 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Ouest**

**View : Parking**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

### Features :

double glazing, gated, CALM, residential, electric shutters, cabin

1 bedroom

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

30/01/2026 - Prix T.T.C



## Apartment 3438 Saint-Cyprien

**SEASIDE LOCATION:** Just steps away from all amenities, in a secure residence, a FURNISHED apartment with no overlooking neighbors and a quiet setting, in perfect condition, on the first floor, featuring an entrance opening onto a living-dining area with a fitted kitchen of over 23 m<sup>2</sup> (usable space) with an enclosed loggia, 2 bedrooms including a cabin with bunk beds, and a shower room with toilet. The apartment is ideally west-facing, with over 36 m<sup>2</sup>. A free parking space completes this rare property. This apartment is perfect as a primary or secondary home, as well as a rental investment. Amenities of the apartment: cooling ceiling fan, equipped kitchen and shower room, brand-new electric heater, manual roller shutter in the bedroom, double-glazed windows.

### Fees and charges :

Annual current expenses 840 €

Well condominium

24 lots in the condominium

