

238 000 €

Contact agency
LE LAGON IMMOBILIER

9, rue Bossuet

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For sale apartment

2 rooms

Surface : 48 m²

Surface of the living : 24 m²

Exposition : Sud est

View : Jardin

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : prestige

Building condition : NEW

Features :

lift, double glazing, gated, CALM, armored door, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel

04/06/2025 - Prix T.T.C



Apartment 3369 Saint-Cyprien

In a particularly private and quiet environment, close to all amenities, in a new, high-end, secure condominium with elevator, 26 apartments from type 2 to type 4. On the first floor, a NEW type 2 apartment with a surface area of 48.20 m² including an entrance hall with fitted cupboards, a living room-lounge-fitted American kitchen of approximately 25 m² opening onto a south-facing terrace of approximately 10 m², a beautiful bedroom, a bathroom equipped with walk-in shower and WC. The apartment has a private parking space. Apartment services: RE2020 construction standards, single-piece PVC joinery with electric roller shutters except in the bathroom, solid laminated core landing door equipped with 3-point locks, fitted cupboards with sliding doors, 45x45 tiles and 20x60 earthenware tiles to choose from the Client's range, fitted kitchen, vanity unit + mirror + mixer tap + taps, shower tray, air mixer and electric heating, towel dryer (SDE), thermodynamic DHW tank, humidity-controlled VMC, antenna and RJ45 socket, interior painting (walls, ceilings and frames), terrace on tiled pads. Residence amenities: green spaces, Intratone video intercom, Vigik reader, elevator, shared bicycle storage. Thanks to its high-quality services, BLUE GARDEN is suitable for both a primary residence and a rental investment. --- REDUCED NOTARY FEES ---

Fees and charges :

Well-condominium

