

## Price on request

### Contact agency

#### Cap Immobilier

60 Mail de Rochelongue

34300 Le Cap d'Agde

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contact@capimmobilier.com

### For sale apartment

3 rooms

Surface : 41 m²

**View :** Port

**Hot water :** Individuelle gaz

**Inner condition :** to modernize

### Features :

CALM, electric blinds, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 parking



## Apartment Le Cap d'Agde

Real Estate Cap d'Agde – Sale / Purchase - Malfato neighborhood, \*\*\*"Marina Club" residence\*\*, quiet, right on the waterfront, ideally located: - Direct access to the docks - Cap d'Agde harbor center less than an 8-minute walk away (shops, boutiques, restaurants, ice cream parlors, and entertainment) - Leisure Island less than an 8-minute walk away - Richelieu beach a 13-minute walk away 2 rooms + mezzanine, approximately 37 m² of living space (31.14 m² Carrez law + 6 m² of mezzanine), consisting of: - ground floor: an entrance with closet leading to the staircase. - first floor, through layout: a fitted kitchen open to the living room, one bedroom, a shower room, and separate WC - upper floor: 10 m² sloped mezzanine OPEN-AIR TERRACE of 7 m², offering a \*\*SUPERB VIEW OF THE PORT\*\*. Awning and electric roller shutters. Sold furnished and equipped, with adjacent covered private parking at the entrance.

Fees and charges :

Annual current expenses 790 €

Well condominium

Document non contractuel

