

**199 000 €**

**Contact agency**

**Cap Immobilier**

60 Mail de Rochelongue

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**For sale apartment**

**3 rooms**

**Surface : 66 m²**

**Year of construction : 1975**

**View : Port**

**Inner condition : GOOD**

**Features :**

lift, double glazing, gated, electric shutters,  
POOL

2 bedroom

1 shower

1 WC

**Energy class (dpe) : C**

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



### Apartment Le Cap d'Agde

Cap d'Agde Real Estate – Purchase / Sale – Centre-Port District In the secure residence "Port Richelieu II" with swimming pool, on the front line of the port, ideal location: - Only a 15-minute walk from Môle beach - In the immediate vicinity of all amenities (shops open year-round: mini-market, bakery, butcher, greengrocer, newsagent, restaurants, etc.) 3-room dual-aspect apartment with a living area of 66.48 m² (61.09 m² Carrez law + 5.39 m² integrated loggia), located on the 2nd floor with elevator. It consists of a fitted kitchen open to the living room, two beautiful bedrooms with cupboards, a shower room and a separate WC. Sold furnished and equipped, with the possibility of acquiring a private garage at an additional cost.

**Fees and charges :**

Annual current expenses 1 805 €

Well condominium

101 lots in the condominium 199 000 € fees included

Document non contractuel

