

**Price on request**

**Contact agency**

**Cap Immobilier**

60 Mail de Rochelongue

34300 Le Cap d'Agde

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**For sale apartment**

**3 rooms**

**Surface : 56 m²**

**Hot water :** Collective

**Inner condition :** excellent

**Features :**

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

2 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) :** A

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

Document non contractuel



### Apartment 2985 Le Cap d'Agde

Real estate buying and selling Le Cap d'Agde - Center-port district, secure residence "Iconic," ideally located: - within immediate reach of all amenities (shops open year-round: mini-market, bakery, butcher, greengrocer, newsstand, restaurants...) - a 15-minute walk from Môle beach Beautiful 3-room apartment of 56.51 m² (Carrez law), located on the 4th floor with elevator, in PERFECT CONDITION! It features a bright living space with a fully equipped and fitted kitchen open to a large living room, two nice bedrooms with closets and direct access to A 22 m² TERRACE, a bathroom with toilet, a laundry room, as well as separate toilets. EXCELLENT FEATURES: Rare surface area and generous volumes - Very bright apartment - Tastefully decorated and sold with quality furniture and appliances - Air conditioning included in the fees - Electrified garage - Accessible for people with reduced mobility - Electric roller shutters. SOLD WITH AN 18 m² GARAGE in the basement as well as a private underground parking space. IDEAL FOR YEAR-ROUND LIVING OR LONG STAYS

Fees and charges :

Annual current expenses 3 000 €

Well condominium

342 lots in the condominium

