

## Price on request

Contact agency

**Cap Immobilier**

60 Mail de Rochelongue

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**For sale apartment**

**3 rooms**

**Surface : 41 m<sup>2</sup>**

**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 m<sup>2</sup> of living space (31.14 m<sup>2</sup> Carrez law + 6 m<sup>2</sup> 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 m<sup>2</sup> sloped mezzanine OPEN-AIR TERRACE of 7 m<sup>2</sup>, 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

