

308 400 €

Contact agency
LE LAGON IMMOBILIER

9, rue Bossuet
66750 SAINT CYPRIEN PLAGE
04 68 37 47 07 / contact@agencelelagon.fr

For sale apartment

3 rooms

Surface : 64 m²

Surface of the living : 29 m²

Exposition : Sud nord

View : Mer

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

lift, AIR CONDITIONING, gated, SEAVIEW,
Porte palière serrure 3 points, Double
vitrage isolant, residential, electric shutters

2 bedroom

2 terraces

1 shower

1 WC

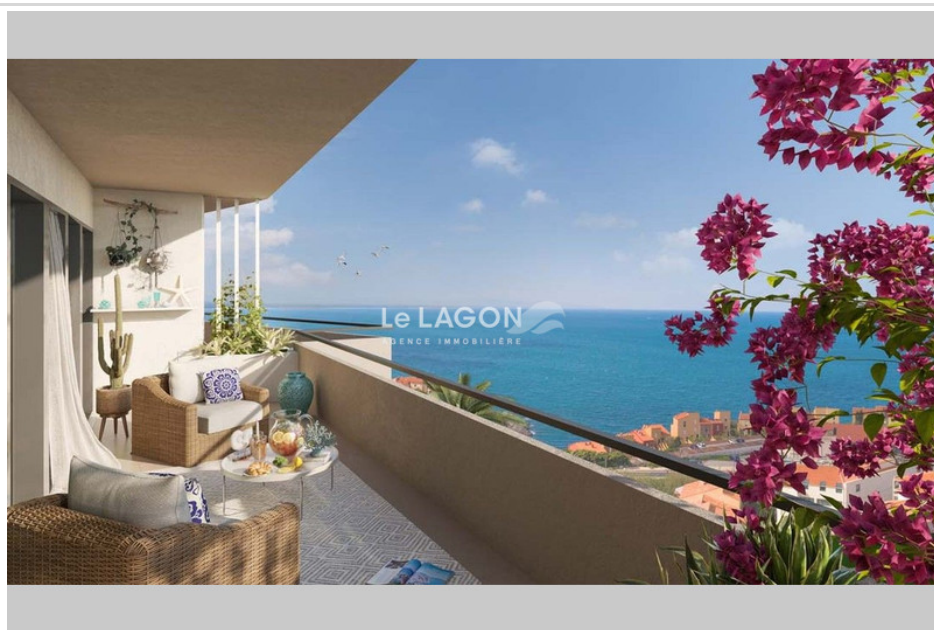
1 garage

1 parking

1 cellar

Document non contractuel

15/06/2025 - Prix T.T.C



Apartment 3379 Port-Vendres

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, with elevator, compliant with RT 2012 regulations, 73 apartments from type 1 to type 4. On the third floor, a NEW corner apartment with a surface area of 64 m² with a SEA view balcony, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 30 m² with access to a 13 m² balcony and a 12 m² loggia, 2 bedrooms with fitted wardrobes, each with access to the outside, a fitted shower room and a separate WC. The apartment has a garage, a private parking space and a storeroom of almost 10m². Apartment services: RT 2012 construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, 3-point landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms around the shower tray, fitted kitchen including extractor hood and equipped bathroom, washbasin on unit + mirror + mixer tap + taps, shower tray, reversible air conditioning, towel dryer (SDE), thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and draw-off tap on the exteriors, interior painting (walls, ceilings and frames), tiled loggia (installation on pads). Residence amenities: photovoltaic panels, green spaces with automatic watering, secure access to buildings via videophone and Vigik reader, shared

bicycle and stroller storage. Thanks to its

high-quality services, MER AZUR is a rental investment, with the option of age. All accommodations will have an A --- REDUCED NOTARY FEES ---

is included

