

138 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
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**For sale apartment**

**3 rooms**

**Surface : 26 m²**

**Surface of the living : 16 m²**

**Year of construction : 1982**

**Exposition : Nord**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

loggia, Proximity to beach, AIR  
CONDITIONING, CALM, Private parking

2 bedroom

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

22/05/2025 - Prix T.T.C



### Apartment 3367 Saint-Cyprien-Plage

**EXCLUSIVE: IDEALLY LOCATED** 200m from the beaches, close to all amenities. In a small, well-maintained residence with low condominium fees, on the 1st and top floor, magnificent furnished apartment renovated with great taste and quality materials. With a total surface area of approximately 40 m<sup>2</sup> including an entrance to a living room with fitted kitchen area opening onto a bright loggia of almost 5 m<sup>2</sup>, a shower room with window and a separate toilet. In Rochelle, a vast space of approximately 13 m<sup>2</sup> able to accommodate sleeping and storage. The apartment has private parking. Beautiful features: tiling, fitted kitchen and bathroom, air conditioning, double-glazed wooden windows (except single-glazed aluminium bay windows), new paint. A 360° virtual tour is available to give you a sneak peek at the amenities of this comfortable 6-bed apartment.

**Fees and charges :**

Annual current expenses 740 €

Well condominium

32 lots in the condominium 138 000 € agency fees 5,80% à the responsibility of the buyer included

