

346 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
66750 SAINT CYPRIEN PLAGE  
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**For sale apartment**

**3 rooms**

**Surface : 61 m²**

**Surface of the living : 24 m²**

**Year of construction : 2021**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : prestige**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric shutters, POOL

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

Document non contractuel

13/05/2025 - Prix T.T.C



### Apartment 3353 Saint-Cyprien-Plage

Ideally located with a magnificent view of the golf course and the mountains: in the heart of the golf district, close to amenities, quiet and offering privileged access. In a secure residence, on the second floor, magnificent furnished 3-room apartment, comprising an entrance to a living room - kitchen offering access to the loggia, an equipped American kitchen, a shower room and separate WC, a sleeping area with 2 bedrooms, one with storage, a bathroom and a separate WC. (private parking spaces) The apartment has been refurbished and has great features: 60X60 tiles, fitted kitchen, fitted bathroom with window, water heater, electric roller shutters, double glazed windows, awning on the loggia, insulation, air conditioning. This exceptional apartment is a must-see, even from home thanks to the 360° virtual tour.

Fees and charges :

Annual current expenses 1 284 €

Well condominium

77 lots in the condominium 346 000 € agency fees 4,62% à the responsibility of the buyer included

