

569 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
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**For sale apartment**

**3 rooms**

**Surface : 68 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Year of construction : 2025**

**Exposition : Nord est**

**View : Mer**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Standing : prestige**

**Building condition : NEW**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

1 garage

Document non contractuel

03/05/2025 - Prix T.T.C



### Apartment 3339 Saint-Cyprien

Résidence de l'Art: facing the Plage de l'Art, in a privileged setting and in a secure residence with elevator of 12 apartments Type 2 apartment with a surface area of 47.45 m<sup>2</sup> comprising an entrance to a living room and a contemporary semi-equipped and fitted kitchen of approximately 26 m<sup>2</sup> opening onto a 26 m<sup>2</sup> terrace jacket with a breathtaking view of the sea, a bedroom with fitted wardrobe, a bathroom with walk-in shower and integrated designer furniture, with suspended toilet. The apartment has a single-storey garage with an area of 14 m<sup>2</sup>. Services: RE2020 construction standards, photovoltaic panels on the roof, aluminum or anthracite PVC joinery, VRE, solid laminated core landing door equipped with 3-point locks, thermo-lacquered guardrail and opaque glass, 60X60 porcelain stoneware tiles and earthenware in the bathrooms, slabs on pads for covering the terraces, antenna and RJ45 socket, thermodynamic tank, air conditioning and towel dryer, VMC.

Fees and charges :

Well condominium

12 lots in the condominium 569 000 € fees included

