

184 000 €

Contact agency  
**LE LAGON IMMOBILIER**

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

**3 rooms**

**Surface : 49 m²**

**Surface of the living : 24 m²**

**Year of construction : 1980**

**Exposition : Est**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, vue partielle mer, residential, Volets roulants solaires, Parking libre

2 bedroom

2 terraces

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

07/05/2025 - Prix T.T.C



### Apartment 3345 Saint-Cyprien

Beautiful corner apartment RENOVATED of approximately 64 m² (SU) comprising: an entrance hall, a living room with equipped kitchenette, 1 bedroom, a shower room, a separate toilet. Upstairs: a large mezzanine bedroom. The house opens onto a lovely south-facing terrace. Private parking is available. Great amenities: Quality bedding, Quick-Step parquet flooring, GEBERIT wall-hung toilet, radiators with open window detector, connectable air conditioning. Renovated: floor, kitchen, bathrooms, ceiling insulation, skylight, electrical panel redone, water heater... NO WORK REQUIRED Low co-ownership charges.

**Fees and charges :**

Annual current expenses 960 €

Well condominium

184 000 € agency fees 4,89% à the responsibility of the buyer included

