

340 000 €

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 : 76 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Exposition : Nord ouest

View : Dégagée

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : prestige

Building condition : NEW

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Document non contractuel

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



## Apartment 3369 Saint-Cyprien

In a particularly private and quiet environment, close to all amenities, in a new, high-end, secure condominium with elevator, 26 apartments from type 2 to type 4. On the second and top floor, a NEW Premium 3-room apartment with a surface area of 76.30 m<sup>2</sup> comprising an entrance hall with fitted wardrobe, a living room-kitchen of approximately 39 m<sup>2</sup> opening onto a 10 m<sup>2</sup> terrace, 2 beautiful bedrooms, one with fitted wardrobe, a fitted bathroom with walk-in shower, a separate WC. The apartment has a garage and a parking space. Apartment services: RE2020 construction standards, single-piece PVC joinery with electric roller shutters except in the bathroom, solid laminated core landing door equipped with 3-point locks, fitted cupboards with sliding doors, 60x60 tiles and 20x60 earthenware tiles to choose from the Client's range, fitted kitchen, vanity unit + mirror + mixer tap + taps, shower tray, ducted air conditioning, towel dryer (SDE), thermodynamic DHW tank, humidity-controlled VMC, wall-hung toilet, antenna and RJ45 socket, interior painting (walls, ceilings and frames), terrace on tiled pads. Residence amenities: green spaces, Intratone videophone, Vigik reader, elevator, shared bicycle storage. Thanks to its high-quality services, BLUE GARDEN is suitable for both a primary residence and a rental investment. --- REDUCED NOTARY FEES OFFERED for any reservation signed on 06/30/25 and recorded no later than 12/31/2025.

