

**Price on request**

**Contact agency**  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
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**For sale house**

**3 rooms**

**Surface : 29 m²**

**Surface of the living : 18 m²**

**Surface of the land : 13 m²**

**Year of construction : 1990**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : renovated**

**Couverture : tiling**

**Features :**

double glazing, CALM, residential, CALM

2 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

14/08/2025 - Prix T.T.C



### House 3393 Saint-Cyprien

In the heart of AYGUAL, in an open, quiet residence with no overlooking neighbors: a furnished house of approximately 40m² (usable area) featuring on the ground floor: an entrance leading to a living-dining room with an open, fully equipped American kitchen of over 20m², and a toilet. Upstairs: a bedroom with a shower room and a separate toilet. This cross-ventilated house, built over a crawl space, opens onto two lovely terraces totaling 30m², facing EAST and WEST, allowing you to enjoy maximum sunlight throughout the day. Great features: facade redone, wooden shutters in perfect condition, awning, electrical system without faults, fresh paint, barbecue, equipped kitchen, appliances, heaters, air conditioning upstairs, **\*\*NO WORK REQUIRED\*\*** Residence with low fees, located close to the sea and amenities. The 360° virtual tour lets you get a first look at the spaces and imagine yourself in this house, perfect as a main or secondary residence, or as a rental investment.

**Fees and charges :**

Annual current expenses 575 €

Well condominium

41 lots in the condominium

