

**Price on request**

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

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

**3 rooms**

**Surface : 42 m²**

**Surface of the living : 15 m²**

**Surface of the land : 130 m²**

**Year of construction : 1985**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

garden, AIR CONDITIONING, fireplace,  
Bedroom on ground floor, double glazing

2 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

03/10/2025 - Prix T.T.C



### House 3399 Saint-Cyprien

Just a few minutes from the beach and local amenities, this furnished three-sided through house is located in an open residence, featuring a rare private outdoor space of nearly 130 m² with no overlooking neighbors. On the ground floor, an entrance opens onto a south-facing living and dining area with a fireplace for cozy gatherings, and a fitted open-plan kitchen; a bedroom with storage and access outside through a patio door; a bathroom; and a separate toilet. Upstairs, a spacious 14 m² mezzanine is ideal for additional sleeping space. This property also includes a private parking spot. Features: fitted kitchen, storage, air conditioning, bathroom with window, fireplace, double glazing.

**Fees and charges :**

Annual current expenses 720 €

Well condominium

69 lots in the condominium

