

**Price on request**

**Contact agency**

**LE LAGON IMMOBILIER**

9, rue Bossuet

66750 SAINT CYPRIEN PLAGE

04 68 37 47 07 / [contact@agencelelagon.fr](mailto:contact@agencelelagon.fr)

**For sale house**

**3 rooms**

**Surface : 44 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 84 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

POOL, PV, loft, Bedroom on ground floor,  
Simple et double vitrage, CELLAR, CALM

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

11/01/2026 - Prix T.T.C



## House 3431 Saint-Cyprien-Plage

Genuine Opportunity!!!! In an open community with a swimming pool, just steps away from amenities (beach and shops), on a private plot of nearly 90 m<sup>2</sup>, a RARE three-sided house of approximately 67 m<sup>2</sup> (living space) featuring on the ground floor an entrance into a spacious living-dining area with a fully equipped open kitchen, flooded with natural light thanks to its triple exposure, one bedroom, a bathroom, a separate WC, and a storage room with access to the attic (about 15 m<sup>2</sup>). Upstairs: a large mezzanine bedroom of around 22 m<sup>2</sup>. It includes a secure parking space. Quality features: swimming pool, PVC shutters, partial double glazing, reversible air conditioning upstairs, photovoltaic panels, CULLIGAN water softener, tiled terrace, barbecue and outdoor kitchen, retractable awning, enclosed garden. This property will delight a DIY enthusiast who can transform it into a truly special home. Take advantage of the 360° virtual tour to explore this corner house in a small complex offering an exceptional private garden.

**Fees and charges :**

Annual current expenses 996 €

Well condominium

28 lots in the condominium

