

**Price on request**

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

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**For sale villa**

**2 rooms**

**Surface : 32 m²**

**Surface of the living : 13 m²**

**Year of construction : 1980**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

200 m de la mer, Bedroom on ground floor,  
Terrasse 14 m², AIR CONDITIONING,  
CALM

2 bedroom

1 terrace

1 bathroom

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

11/10/2025 - Prix T.T.C



**Villa 9204 Sainte-Marie-la-Mer**

Sainte-Marie-de-la-Mer - 66470 - Pleasant house located 200 m from the sea, close to all amenities, offering on the ground floor an open kitchen overlooking the living area that opens onto a lovely terrace, a bathroom with toilet, and a bedroom. Upstairs: a mezzanine converted into a bedroom, a separate toilet. This property also includes a secured outdoor parking space. Ideal as a pied-à-terre or rental investment!! Sold unfurnished.

**Fees and charges :**

Annual current expenses 963 €

Well condominium

