

999 000 €

Contact agency

Cap Immobilier

60 Mail de Rochelongue

34300 Le Cap d'Agde

+33 (0)4 67 26 55 16 /

contact@capimmobilier.com

For sale home marina

4 rooms

Surface : 138 m²

Surface of the living : 51 m²

Surface of the land : 61 m²

Year of construction : 2005

Hot water : Electrique

Inner condition : GOOD

Features :

Shutters centralized, Jacuzzi spa, fireplace, double glazing, DOUBLE GARAGE, Automatic gate, CALM

3 bedroom

2 bathrooms

2 WC

1 garage

Document non contractuel



Home marina 2930 Le Cap d'Agde

Real Estate Sale Purchase Cap d'Agde PRESTIGE: Residence on a private island, fully secure. This spacious 4-room marina villa measures approximately 138 m² (Carrez law). It features a garden with a spa measuring approximately 61 m². A double garage measuring 41 m² (440 sq ft). A pontoon in front of the marina can accommodate a 13 m (43 ft) boat. Composed on the ground floor of: a large, bright living room of over 50 m², fully equipped American kitchen, wc. Upstairs: 1 master suite, 2 bedrooms with closet, additional bathroom and additional separate toilet. Marina in perfect condition. Electric shutters, reversible ducted air conditioning, double-glazed aluminum joinery. SUPERB PORT VIEW! The Marinas are located in the heart of the Cap d'Agde marina, a stone's throw from the shops and the central port and entertainment venues on the Ile Saint Martin - This 2-hectare artificial island is made up of marine houses built around the perimeter of the island and equipped with docks, allowing their guests to moor their boats nearby. The island is accessible on foot or by bicycle, as most of its surface area is made up of green spaces. The car access roads serve the houses via the basement, where garages and parking spaces are also located.

Fees and charges :

Annual current expenses 3 300 €

Well condominium

