

154 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
66750 SAINT CYPRIEN PLAGE  
04 68 37 47 07 / contact@agencelelagon.fr

**For sale house**

**4 rooms**

**Surface : 33 m²**

**Surface of the living : 14 m²**

**Surface of the land : 42 m²**

**Year of construction : 1985**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Accès direct plage, gated, Bedroom on ground floor, shed, Automatic gate, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

03/05/2025 - Prix T.T.C



### House 3357 Saint-Cyprien

In a secure condominium with immediate access to the beach: furnished house with a surface area of 36 m², particularly sunny, comprising, on the ground floor, an entrance to a living room, with equipped kitchen area, a bedroom, shower room, separate WC. Upstairs, the hallway provides a sleeping area for 1 person and a bedroom with a double bed. The house has a private garden with an area of 42 m² consisting of a furnished terrace, a pergola and a garden shed. Private parking. Low co-ownership charges. Take advantage of the 360° virtual tour to appreciate this property in an exceptional location.

**Fees and charges :**

Annual current expenses 801 €

Well condominium

344 lots in the condominium 154 000 € fees included

