

## Price on request

### Contact agency

**LE LAGON IMMOBILIER**

9, rue Bossuet

66750 SAINT CYPRIEN PLAGE

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**For sale mansion**

**6 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the land : 485 m<sup>2</sup>**

**Year of construction : 1996**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

### Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

09/01/2026 - Prix T.T.C



## Mansion 3435 Alénya

Located in a sought-after neighborhood, tucked away on a quiet dead-end street and close to shops, this charming three-sided character home offers approximately 170 m<sup>2</sup> of living space on a plot of around 485 m<sup>2</sup>. On the ground floor, you'll find a spacious living/dining room with a fireplace, extended by a study area, a fully equipped separate kitchen, a laundry room, a separate toilet, and a master suite. A beautiful veranda completes this living area. Upstairs, there are three bedrooms, a full bathroom, and a separate toilet. The house features reversible air conditioning, plenty of natural light, and generous proportions, highlighting the charm of its traditional construction. Outside, you'll find a summer kitchen, outbuildings, and a garage. A property that combines comfort, space, and character in a highly desirable setting.

**Fees and charges :**

