

395 000 €

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

66140 Canet-en-Roussillon

04 68 80 51 51 / nathalie@hucimmobilier.com

**For sale house**

**5 rooms**

**Surface : 144 m²**

**Surface of the living : 38 m²**

**Surface of the land : 25 m²**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Pompe a chaleur**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

ALARM, Double garage, Jacuzzi spa, patio, Bedroom on ground floor, double glazing, Laundry room, AIR CONDITIONING, CALM

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

06/05/2025 - Prix T.T.C



**House 9011 Saint-Cyprien**

66750 SAINT CYPRIEN VILLAGE . Located in the heart of the village , this village house, completely renovated with quality materials , has a lot of charm and offers an ideal living environment for those looking for an atypical and authentic property, while benefiting from current services . The 144 m² house is composed on the ground floor of a double garage opening onto an entrance and a patio , a laundry room and a suite with shower room and toilet. Upstairs a suite with bathroom , a bedroom, a dressing room, a shower room and a separate toilet. On the second floor a beautiful bright living room with its fitted kitchen opening onto a terrace and relaxation area with Spa.

**Fees and charges :**

395 000 € fees included

