

Price on request

Contact agency
LE LAGON IMMOBILIER

9, rue Bossuet
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For sale house

5 rooms

Surface : 123 m²

Surface of the living : 52 m²

Surface of the land : 262 m²

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : NEUV

Couverture : tiling

Features :

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

4 bedroom

2 terraces

2 showers

1 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/10/2025 - Prix T.T.C



House 3405 Saint-Cyprien-Plage

In the heart of Aygal, tucked away in a dead-end street and outside of a residential complex, in absolute tranquility, a rare single-story house close to all amenities and beaches. Set on an intimate 262 m² plot filled with Mediterranean trees, this through-house with a living area of 160 m² (usable space) has been fully renovated in a contemporary style. Charm unfolds right from the entrance. The spacious living area of over 50 m² includes a kitchen equipped along three walls, a dining area facing a fireplace, and a seating area adjacent to the garden, ideally facing East-West, bathed in natural light from two skylights. The hallway leads to a master suite consisting of a garden-facing bedroom, a dressing room of about 20 m², and a bathroom with a window, as well as a separate toilet. Two bedrooms arranged enfilade and an office make up the second sleeping area, along with a laundry room featuring a shower cabin. The house has an attic. The beautifully maintained outdoor spaces provide a perfect retreat for complete peace under the bioclimatic pergola. Two vehicles parked at the front can be sheltered in the shade of the carport. High-quality features: air conditioning, fireplace, ultra-flat water heater, rewired electricity, double glazing, wall-mounted toilets, pergola, thermally coated carport, electric gate, rainwater collection system. The plot is suitable for a swimming pool. Enjoy the 360° virtual tour to discover this exceptional villa.

Fees and charges :

