

529 000 €

Contact agency
LE LAGON IMMOBILIER

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For sale house

5 rooms

Surface : 163 m²

Surface of the living : 45 m²

Surface of the land : 611 m²

Year of construction : 1980

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : exceptional

Couverture : tiling

Features :

Absolute calm, 4 faces, veranda, Pellet stove, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

4 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



House 3373 Saint-Cyprien-Plage

GOLF area : Quiet and not overlooked, in a residential area, you'll love this beautiful, pretty house with a veranda, one story high, on 4 sides, with a surface area of approximately 165 m² on a landscaped, enclosed garden of 611 m². This charming house, built in the 90s, is composed on the ground floor of a large entrance hall with cupboard, a fitted kitchen opening onto the veranda of almost 20m², a south-facing living room of over 45m², 2 bedrooms, one of which is 16m² with fitted cupboard, a full bathroom, a separate toilet. Upstairs, the hallway leads to two bedrooms measuring 15.5 and 16 m², a bathroom with a sink, and a separate toilet. An office area and a space to be converted complete this level. The house has great features: pellet stove, double-glazed windows, electric gate, drilling. The property features a large south-west facing terrace at the rear of the house, ideally placed to enjoy the relaxation offered by this exceptional environment, and a dining area in the shade of the plane tree. Additionally, a 35 m² garage with a 60 m² converted mezzanine and parking are also included. Don't wait any longer to enjoy this oasis of calm just minutes from the beaches and amenities. The ideally exposed property is enhanced by a well-kept, tree-lined garden. Don't wait any longer to enjoy this oasis of calm.

Fees and charges :

529.000 € agency fees 2.50% à the responsibility of the buyer included

