

Price on request

Contact agency
LE LAGON IMMOBILIER

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For sale house

4 rooms

Surface : 121 m²

Surface of the living : 37 m²

Surface of the land : 494 m²

Year of construction : 1950

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,
Laundry room

5 bedroom

1 terrace

5 showers

5 WC

1 garage

1 parking

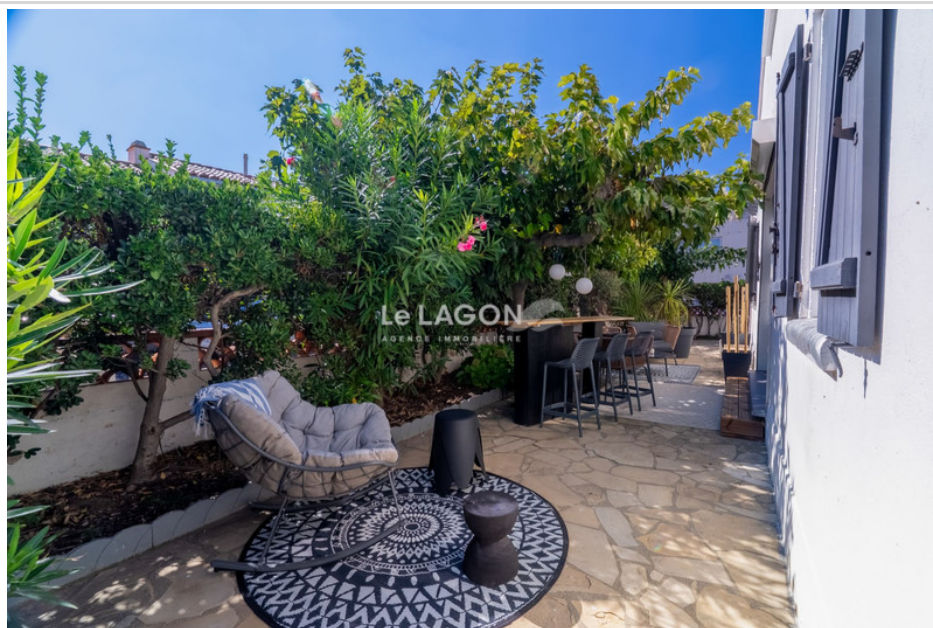
1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/11/2025 - Prix T.T.C



House 3413 Saint-Cyprien-Plage

In a highly sought-after and well-regarded neighborhood of SAINT-CYPRIEN-PLAGE, just a few meters from amenities and the beaches, tucked away from view, this fully renovated traditional villa offers 2 independent apartments along with additional outbuildings. The main residence, covering 120 m² over 2 levels, features an entrance leading to a modern fitted kitchen, a spacious living-dining room of nearly 40 m² with exceptional natural light, a first bedroom with a bathroom opening onto a private patio, and a master bedroom of 23 m² with a walk-in closet and en-suite shower room opening onto a secluded terrace. Upstairs, the bedroom measuring 30 m² (usable area) includes a study-storage nook and a shower room, adding a further 20 m² of living space. The property also benefits from a garage and a separate laundry room. Two independent apartments In addition to the main residence, the property includes two fully independent ground-floor apartments with private entrances and outdoor areas: on one side, a two-room apartment, and on the other, a studio apartment. These spaces offer various possibilities and potential additional income. A carefully landscaped exterior Situated on a fenced and landscaped plot of 500 m² offering great privacy, the outdoor space features several areas including a summer kitchen, a dining corner, and a shaded spot to enjoy the tranquility and calm of the surroundings. Multiple parking spaces are available. A unique property that combines: Family comfort

