

230 000 €

**Contact agency**

**Azur Realty Immobilier**

907 avenue de la Corniche d'Azur

83370 Saint-Aygulf

06 71 17 88 21 / azur.realty@gmail.com

**For sale apartment**

**2 rooms**

**Surface : 37 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

AIR CONDITIONING, double glazing, gated, bow ling, TENNIS, Jardin 25 m<sup>2</sup>, electric blinds, electric shutters, POOL

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

23/02/2025 - Prix T.T.C



**Apartment 1747 Saint-Aygulf**

Purchase apartment Saint Aygulf. In a residence with swimming pool, tennis court and bowling alley, very nice 2-room apartment with a surface area of 37 m<sup>2</sup> with loggia, located just 200 meters from the large sandy beach of Saint Aygulf, spacious bright living room with suspended bed, open fitted kitchen, a bedroom with storage and wardrobe, a newly renovated shower room, separate toilet, reversible air conditioning, 15 m<sup>2</sup> terrace and 25 m<sup>2</sup> private garden facing south-east, private parking included. Impeccable condition, no work, this property is ideal for a pied-à-terre or rental investment, good profitability. Possibility of furnished in addition.

**Fees and charges :**

Annual current expenses 1 176 €

Well condominium

104 lots in the condominium 230 000 € fees included

