

424 000 €

Contact agency

Cap Immobilier

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For sale apartment

Surface : 67 m<sup>2</sup>

Exposition : Sud

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

Features :

double glazing, gated, CALM, armored door, residential, electric blinds, POOL

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

Document non contractuel



## Apartment 2908 Le Cap d'Agde

Real estate purchase sale Le Cap d'Agde - Richelieu district, "Azurêva" , secure residence with swimming pool ideally located: - 10 minutes walk from Richelieu beach - Shops open all year round in the direct vicinity (crossroads, bakery, doctors, pharmacy, etc.) - 15 minutes walk from the port center Very nice 4 room apartment + mezzanine of 105.25 m<sup>2</sup> Carrez law, on the 5th floor (top!) with elevator, in PERFECT CONDITION! Composed of: a fully equipped and fitted kitchen open to a large living room (almost 30 m<sup>2</sup>); a large bedroom of 16.26 m<sup>2</sup> with cupboard and access to a glazed loggia of 11 m<sup>2</sup> with a view of the swimming pool; a bathroom with toilet and a laundry room. Upstairs: mezzanine of almost 15 m<sup>2</sup>, two beautiful bedrooms of around 8 m<sup>2</sup> with cupboards, separate shower room and toilet. VERY NICE SERVICES: Living room opening onto a glazed loggia of 11 m<sup>2</sup> offering a superb open and sea view - double exposure (through apartment) - Rare surface areas and beautiful volumes - Very bright apartment - Tastefully decorated and sold with quality furniture and equipment - SOLD WITH GARAGE OF 16 M<sup>2</sup>. IDEAL TO LIVE YEAR ROUND FOR LONG STAYS!

Fees and charges :

Annual current expenses 2 064 €

Well condominium

424.000 € fees included

