

109 000 €

**Contact agency**

**Azur Realty Immobilier**

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**For sale apartment**

**1 room**

**Surface : 27 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, AIR  
CONDITIONING, GARAGE

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

24/11/2024 - Prix T.T.C



## Apartment 1738 Saint-Aygulf

EXCLUSIVE. 28 m<sup>2</sup> studio with a beautiful 7 m<sup>2</sup> terrace, located on the 3rd floor out of 4 of a building in the Saint Aygulf district in the city center. This south-west facing apartment benefits from an open sunny view. It consists of a living room of 16 m<sup>2</sup>, an entrance with cupboard, a kitchenette and a bathroom with toilet. Hot water and heating are individual. Reversible climate control. The interior condition of the apartment is good, DPE double glazing classified C. The residence is secure. Closed underground parking is also included in the price. Ideal seasonal rentals. All shops at the foot of the building, beach 300 meters away. Low charges 58 euros per month. Saint Aygulf, located in the charming village, is a destination of choice for purchasing a studio-type apartment. The first strength of this locality is its exceptional natural environment, with its fine sandy beaches and crystal clear waters. Water sports enthusiasts will be delighted. In addition, the proximity of various shops, restaurants and services guarantees a practical and pleasant life. Real estate in Saint Aygulf also stands out for its diversity, offering a wide variety of comfortable and well-appointed studios. Whether for a primary residence or a rental investment, the real estate market in Saint Aygulf offers great opportunities for all budgets. Finally, the exceptional quality of life in this region makes it a privileged place of residence, where it is good to live all year round.

Fees and charges :

