

525 000 €

Contact agency

Cap Immobilier

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For sale home marina

3 rooms

Surface : 82 m<sup>2</sup>

Surface of the land : 40 m<sup>2</sup>

View : Port

Inner condition : renovated

Features :

electric shutters, double glazing, CALM

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## Home marina 2900 Le Cap d'Agde

Real estate Cap d'Agde purchase sale - Quai des joutes district, "île des Marinas", quiet and secure residence, ideally located: - less than 15 minutes walk from Richelieu beach - less than 10 minutes walk from the port center - less than 10 minutes walk from the leisure island 4-room marina house of approximately 83 m<sup>2</sup> composed of on the ground floor: large bright living room (48 m<sup>2</sup>), fully equipped open-plan kitchen. Upstairs: 2 beautiful bedrooms (sleeps 4 each) bathroom and separate toilet. BEAUTIFUL SERVICES: completely renovated - sold with quality furniture - reversible air conditioning in all rooms - electric roller shutters - pantry A 27 M<sup>2</sup> TERRACE OFFERING A SUPERB VIEW OF THE PORT, and access to the MARINA PONTOON (which can accommodate a 13m boat). 2nd terrace of 14 m<sup>2</sup>. Sold with adjoining private parking.

Fees and charges :

Annual current expenses 1 560 €

Well condominium

116 lots in the condominium 525 000 € fees included

Document non contractuel

