

221 000 €

Contact agency

**IMMOJAIME**

6 boulevard maillol

66750 Saint-Cyprien

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For sale villa

3 rooms

Surface : 62 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1990

Exposition : Est ouest

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

Bedroom on ground floor, double glazing,  
Automatic gate, CALM

2 bedroom

1 terrace

1 shower

1 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

19/10/2024 - Prix T.T.C



### Villa 3106 Saint-Cyprien

VILLA T3 MEZZANINE - SAINT-CYPRIEN PLAGE - AYGUAL In a healthy co-ownership with low co-ownership charges (€26/month). This pleasant dual-aspect villa of approximately 62m<sup>2</sup> LIVABLE (49m<sup>2</sup> CARREZ LAW) stands out from its peers in the highly sought-after Aygual district. Its exterior is a real rarity and will offer you the possibility of parking 2 vehicles on the plot while enjoying life in a beautiful wooded and landscaped space. It is presented as follows: On the ground floor: entrance, living room, separate kitchen, shower room, separate WC and bedroom. Upstairs: a mezzanine and a bedroom. The whole is completed by a private parking space at the entrance to the residence. Reversible air conditioning, double glazing, barbecue, outdoor shed, motorized private entrance gate, etc. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

Annual current expenses 312 €

Well condominium

78 lots in the condominium 221 000 € fees included

