

189 000 €

Contact agency
LE LAGON IMMOBILIER

9, rue Bossuet
66750 SAINT CYPRIEN PLAGE
04 68 37 47 07 / contact@agencelelagon.fr

For sale house

3 rooms

Surface : 37 m²

Surface of the living : 14 m²

Surface of the land : 74 m²

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

Features :

Bedroom on ground floor, double glazing,
CALM

2 bedroom

2 terraces

1 shower

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

11/04/2025 - Prix T.T.C



House 3347 Saint-Cyprien-Plage

In the heart of Aygal, in a secure residence, on a plot of 74m², superb house of approximately 37 m², superb dual-aspect house with mezzanine comprising an entrance to an open-plan fitted kitchen with dining area, a bedroom with direct access to an interior garden of approximately 20m², a shower room, a separate WC. On the mezzanine, a living room of approximately 14m². Quality service: bioclimatic pergola on the entrance of the house, awning at the rear, furnished terraces, sliding French window in the bedroom, fitted kitchen, fitted bathroom with sink, vanity unit and matching mirror, walk-in shower and complete column, extended mezzanine, garden shed, reversible air conditioning, gate. House completely renovated with quality materials Ideal as a main or secondary residence. Presentation video on request.

Fees and charges :

Annual current expenses 560 €

Well condominium

50 lots in the condominium 189 000 € agency fees 3,70% à the responsibility of the buyer included

