

990 000 €

**Contact agency**

**Cap Immobilier**

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**For sale home marina**

**4 rooms**

**Surface : 137 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 100 m<sup>2</sup>**

**Year of construction : 2005**

**Features :**

electric shutters, Jacuzzi spa, fireplace,  
DOUBLE GARAGE, double glazing,  
Automatic Watering, Vue port et mer,  
Automatic gate, CALM

3 bedroom

1 terrace

2 bathrooms

2 WC

2 garage

Document non contractuel



**Home marina 2887 Le Cap d'Agde**

Real Estate Sale Purchase Cap d'Agde - PRESTIGE: Residence on a private island, fully secure. Vast surfaces for this marina villa, 4 rooms of approximately 137.50 m<sup>2</sup> of living space. Garden with spa of around 100 m<sup>2</sup>. A garage of 47.80 m<sup>2</sup>. Enjoyment of a pontoon in front of the Marina, which can accommodate a 24 m boat. Composed on the ground floor of: a living room with fireplace, fully equipped American kitchen, wc. Upstairs: 1 master suite, 2 bedrooms with closet, additional bathroom and additional separate wc. The Marinas are located in the heart of the Cap d'Agde marina, a stone's throw from the shops and the central port and entertainment venues on the Ile Saint Martin - This 2-hectare artificial island consists of marine houses built on the perimeter of the island and with jetties, thus allowing their guests to moor their boat nearby. On the island, one circulates on foot or by bicycle, the major part of its surface being composed of green spaces. The car access roads serve the houses through the basement, where the garages and car parks are also located.

**Fees and charges :**

Annual current expenses 3 000 €

Well condominium

64 lots in the condominium 990 000 € fees included

