

850 000 €

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 : 87 m<sup>2</sup>

Year of construction : 2005

Features :

Jacuzzi spa, fireplace, double glazing,

Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



## Home marina 2921 Le Cap d'Agde

Real Estate Sale Purchase Cap d'Agde - PRESTIGE: Residence on private island, fully secure. Large areas for this marina villa, 4 rooms of approximately 137.50 m<sup>2</sup> of living space. Garden with spa of approximately 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 is made up of marine houses built around the island and with jetties, allowing their guests to moor their boat nearby. The island is best explored on foot or by bicycle, with most of its surface area being green spaces. The car access roads serve the houses from the basement, where there are also garages and parking lots.

Fees and charges :

Well condominium

64 lots in the condominium 850 000 € fees included

