

599 000 €

Contact agency  
**LE LAGON IMMOBILIER**

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

For sale house

4 rooms

Surface : 147 m<sup>2</sup>

Surface of the land : 563 m<sup>2</sup>

Year of construction : 2001

Exposition : Sud ouest

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, Bedroom on ground floor, double glazing, Automatic Watering, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

20/10/2024 - Prix T.T.C



### House 3265 Saint-Cyprien

QUIET AND PRIVILEGED AREA - 4-SIDED ROMAN VILLA FROM 2001 ON 563 M<sup>2</sup> OF LAND ON ONE FLOOR WITH VERY NICE SWIMMING POOL - INDEPENDENT EQUIPPED KITCHEN - CELLAR - LARGE LIVING ROOM OPENING ONTO A SOUTH-FACING TERRACE - INDEPENDENT EQUIPPED KITCHEN - 3 BEDROOMS INCLUDING A PARENTAL SUITE ON THE GROUND FLOOR - CAR PARK - GARAGE-

Fees and charges :

599 000 € agency fees 3,17% à the responsibility of the buyer included

