

199 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
66750 SAINT CYPRIEN PLAGE  
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For sale house

4 rooms

Surface : 44 m<sup>2</sup>

Surface of the living : 13 m<sup>2</sup>

Surface of the land : 36 m<sup>2</sup>

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,  
CALM

3 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

16/08/2024 - Prix T.T.C



### House 3302 Saint-Cyprien-Plage

Pretty house of approximately 40 m<sup>2</sup> (SU) comprising on the ground floor: a living room with equipped kitchen area, a bedroom with cupboard, a bathroom, a separate toilet. Upstairs: an open mezzanine of 11 m<sup>2</sup> (SU). The house has a terrace of approximately 33 m<sup>2</sup> and private parking.

Fees and charges :

Annual current expenses 550 €

Well condominium

199 000 € agency fees 4,52% à the responsibility of the buyer included

