

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

4 rooms

Surface : 31 m²

Surface of the living : 20 m²

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

Couverture : tiling

**Features :**

Bedroom on ground floor, double glazing,  
CALM

3 bedroom

2 terraces

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

26/12/2024 - Prix T.T.C



### House 3332 Saint-Cyprien-Plage

In a quiet and sought-after area, close to beaches and shops. Pretty dual-aspect house of 57 m2 (SU) raised on one floor comprising on the ground floor an entrance opening onto a living room with furnished American kitchen of almost 30 m2, WC. Upstairs: a bedroom, a mezzanine of approximately 12 m2 (SU), a bathroom with WC. The house has a tiled terrace facing South-West, and an independent garage of 12 m2.

Fees and charges :

Annual current expenses 509 €

Well condominium

41 lots in the condominium 189 000 € agency fees 4,76% à the responsibility of the buyer included

