

499 000 €

Contact agency  
**LE LAGON IMMOBILIER**

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

For sale mansion

5 rooms

Surface : 130 m<sup>2</sup>

Surface of the land : 413 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

18/07/2024 - Prix T.T.C



### Mansion 3289 Saint-Cyprien-Plage

SOLE AGENT - VERY NICE RENOVATION FOR THIS HOUSE LOCATED IN THE AYGUAL DISTRICT CLOSE TO SHOPS AND BEACHES ON 413 M<sup>2</sup> OF LAND WITH TREES INCLUDING AN ENTRANCE - AN INDEPENDENT EQUIPPED KITCHEN WITH DINING AREA - A LIVING ROOM - 2 BEDROOMS - A SHOWER ROOM - WC - ON THE FLOOR A MEZZANINE - 2 BEDROOMS - A WATER POINT TOILET - DEPENDENCY IN THE GARDEN - GARAGE -

Fees and charges :

499 000 € agency fees 3,81% à the responsibility of the buyer included

