## 1 100 000 €

## Contact agency Nathalie Huc Immobilier

1 promenade de la côte vermeille 66140 Canet-en-Roussillon 04 68 80 51 51 / nathalie@hucimmobilier.com

For sale house 6 rooms

Surface: 262 m²

Surface of the living: 81 m² Surface of the land: 9620 m² Year of construction: 1979

Exposition: Sud

View: Sans vis à vis

Hot water: Electrique

Inner condition: excellent

External condition: GOOD

Couverture: tiling

## Features :

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

5 bedroom

3 terraces

1 bathroom

2 showers

4 WC

4 garage

5 parkings

1 cellar

Document non contractuel Energy/class (dpe); C





## House 8684 Saint-Cyprien

Property of 9620 m² in a wooded park, offering absolute calm, close to the beaches and all amenities. This single-storey villa with a living area of 267 m² has benefited from a high-quality renovation. The main living room extends over 80 m², including a double living room with an ethanol fireplace, creating a warm atmosphere. A well of natural light floods the living space, providing exceptional brightness. The independent kitchen is equipped with islands and a dining table for convivial moments with family or friends. The sleeping area is composed as follows: A master suite with its own bathroom and shower, offering a private relaxation space. Two junior suites, ideal for family members or guests. Two further bedrooms offering flexibility for use as needed. A laundry room and a storeroom for more daily convenience.

Fees and charges:

1 100 000 € fees included



