

2 070 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
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For sale property

Surface : 200 m<sup>2</sup>

Surface of the land : 15000 m<sup>2</sup>

Year of construction : 1970

Hot water : Gaz

Couverture : tiling

Features :

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

6 bedroom

2 terraces

3 bathrooms

1 shower

4 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

17/08/2024 - Prix T.T.C



## Property 3309 Saint-Cyprien

Charming individual residence of 200 m<sup>2</sup> in a prestigious area in Saint-Cyprien. On a sublime plot of 15,000 m<sup>2</sup>, this 1970 house on one level reveals all its character. Boasting 6 bedrooms, 3 bathrooms, a shower room and 4 toilets, it offers unparalleled comfort for your family. To make your daily life pleasant, the house has an equipped independent kitchen and a reversible air conditioning heating system, providing gas hot water. Incomparable living room with fireplace, benefiting from double glazing, the high-end services don't stop there: swimming pool, jacuzzi spa, single-storey bedroom, automatic watering, laundry room, automatic gate. For fans of peace and good wine, you will have two terraces and a cellar. On a wooded plot of 15,000 m<sup>2</sup>, very beautiful house of around 200 m<sup>2</sup> on the ground floor including an entrance hall, an independent fitted kitchen, a large living room of over 90m<sup>2</sup>, three master bedrooms, WC. Presence of a basement of 125m<sup>2</sup>, a swimming pool of 5x11m with its very large beach, swimming pool room, garage of approximately 45m<sup>2</sup>, outbuilding of 46m<sup>2</sup> (pool house/gym). A second house of approximately 125m<sup>2</sup> enhances the property. The plus points: a huge park with vegetation, fruit trees, tennis court...

Fees and charges :

2 070 000 € agency fees 3,38% à the responsibility of the buyer included

