

295 000 €

For sale villa

4 rooms

Surface : 47 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Surface of the land : 93 m<sup>2</sup>

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : Neuf

Features :

Bedroom on ground floor, double glazing,  
calm, pool, air conditioning, garden

3 bedroom

1 terrace

1 shower

1 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

06/05/2024 - Prix T.T.C



### Villa 1327 Saint-Cyprien-Plage

In a highly sought-after residence close to the beaches of Saint Cyprien sud with large swimming pool: beautiful 3-sided house with 4 rooms on 2 levels. Renovation with quality materials. Living room of 19m<sup>2</sup> with fully equipped kitchen, 1 bedroom with cupboard and water point, toilet. Upstairs 1 beautiful bedroom, 1 cabin, bathroom with large walk-in shower, toilet. Attic. Reversible air conditioning. Large enclosed garden of 93m<sup>2</sup> not overlooked with terrace of 25m<sup>2</sup>, awning with LED lights, bike shelter. Sold furnished. Mandate 1327.

Fees and charges :

Annual current expenses 1 500 €

Well condominium

295 000 € fees included



TAGERIM 66 - 5 Avenue Armand Lanoux - 66750 SAINT CYPRIEN

Tél: 04 68 21 54 85 - info@tagerim66.com