

499 000 €

For sale apartment

3 rooms

Surface : 88 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Year of construction : 2020

Exposition : Sud

View : Golf et montagnes

Hot water : Individuelle thermodynamique

Inner condition : Neuf

Standing : residential

Building condition : Neuf

Features :

Local à vélo, double glazing, air conditioning, calm, loggia, residential, electric shutters, pool, lift

2 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

18/10/2024 - Prix T.T.C



### Apartment 1334 Saint-Cyprien

EXCLUSIVE. RARE PRODUCT. In a new residence with elevator on the Saint Cyprien golf course: superb 3-room apartment of 89.48m<sup>2</sup> on the 1st floor. Living room of 43.11m<sup>2</sup> with fully equipped high-end open-plan kitchen opening onto a 20.30m<sup>2</sup> south-facing terrace, view of the pool, golf course and mountains, 1 master suite with dressing room, shower room-wc, 1 bedroom with closet, the 2 bedrooms opening onto a 5.40m<sup>2</sup> balcony, 1 separate shower room, 1 separate toilet, numerous closets. Apartment in perfect condition. Sold empty. Parking space, 20m<sup>2</sup> closed box, 5.60m<sup>2</sup> storeroom, golf locker. Mandate 1334.

Fees and charges :

Annual current expenses 1 440 €

Well condominium

499 000 € fees included



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Code NAF 6810Z - SIRET 41192128100027 - Garantie financière : Gestion Immobilière Banque Populaire du Sud - 38 Boulevard Clémenceau - 66000 Perpignan d'un montant de 195000€ - Document non contractuel