

249 000 €

For sale house

Surface : 67 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 200 m<sup>2</sup>

Exposition : Ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : Rénové

Features :

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

2 bedroom

2 terraces

1 shower

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

08/09/2024 - Prix T.T.C



### House 1333 Saint-Cyprien-Plage

House T3 m + garage in Saint Cyprien beach, Aygal district, with a useful surface area of 67.35m<sup>2</sup> located in a quiet residence. On a 3-sided plot of 200m<sup>2</sup>, this villa consists of a living room with fireplace, open-plan kitchen, 1 bedroom, bathroom with walk-in shower, separate toilet. Upstairs large mezzanine of 10.85m<sup>2</sup> and sloping bedroom with a floor area of 17.60m<sup>2</sup>. Garage of 14.10m<sup>2</sup>. House in perfect condition inside and out. Entrance hall with sliding bay windows, reversible air conditioning. Sold empty. Mandate 1333.

Fees and charges :

Annual current expenses 712 €

Well condominium

249 000 € fees included



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