



159 500 €

**For sale apartment**

**3 rooms**

**Surface : 56 m<sup>2</sup>**

**Surface of the living : 17 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle thermodynamique**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

Place stationnement privée, Ballon individuel..., gated, calm, Loggia, air conditioning, electric shutters

2 bedroom

1 bathroom

1 WC

1 parking

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

31/10/2024 - Prix T.T.C



### Apartment 132/2024 Saint-Cyprien-Plage

In the town of Saint-Cyprien, a few steps from the port, the beach and the shops, come and discover this beautiful 3-room apartment with a surface area of 56.92 m<sup>2</sup> (Carrez law) located on the 2nd and top floor (without elevator) of a secure residence. It is composed of an entrance hall, a fitted and equipped kitchen, a bright living room opening onto its loggia, a corridor with cupboards, a bathroom with bathtub, shower, double sink and WC, and 2 bedrooms, one with cupboards. Private parking space + shared area Double glazed PVC frames with electric roller shutters except the living room bay window with single wooden glazing. Electric hot water tank installed in January 2022 Reversible air conditioning Recent facade renovation Ideal as a main residence, but can also be used as a seaside vacation and/or seasonal rental. To visit very quickly!!!

**Fees and charges :**

Annual current expenses 960 €

Well condominium

208 lots in the condominium 159 500 € fees included

