



# Agence du Port

## Saint Cyprien



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**530 000 €**

**For sale villa**

**5 rooms**

**Surface : 131 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Surface of the land : 887 m<sup>2</sup>**

**Year of construction : 2003**

**Exposition : SUD**

**View : Jardin Piscine**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Piscine au sel, Volets roulant électriques,  
Bedroom on ground floor, Double vitrage  
aluminium, Sol chauffant et rafraichissant,  
Panneaux solaires, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

Document non contractuel

19/05/2024 - Prix T.T.C



### Villa 59/2024 Alénia

In the Municipality of Alénia, come and visit this magnificent 4-sided Villa, of approximately 140 m<sup>2</sup>, on wooded land with a 565 m<sup>2</sup> swimming pool. Most of it is on one level It is composed on the ground floor: bright living room, large dining kitchen, 3 magnificent bedrooms, shower room, toilet, laundry room Upstairs: 1 large Mezzanine that can be used as a bedroom. Great amenities: reversible air conditioning, double-glazed PVC joinery, electric roller shutters, photovoltaic panels, Parking for 3 vehicles, Garage with motorized gate, automatic watering, 2 electric awnings, salt-water swimming pool. Has all the assets to seduce you!

**Fees and charges :**

530 000 € fees included



**SAS Agence du Port G ALPHA 3**

Quai Arthur Rimbaud, Résidence Villa Salix II , 66750 SAINT CYPRIEN

Carte Professionnelle n° CPI 6601 2020 000 044 284

Caisse de garantie GALIAN 152590 J- Montant de la garantie 120 000 €

SAS au capital de 8 000 € – Siret N°879 060 754 00014

