



250 000 €

For sale villa

4 rooms

Surface : 53 m²

Surface of the living : 15 m²

Surface of the land : 18 m²

Year of construction : 1990

Exposition : Sud

Hot water : Electrique

Inner condition : excellent

External condition : Rénové

Couverture : tiles

Features :

pool, Pool house, air conditioning, Aire jeux d'enfants, Bedroom on ground floor, double glazing, Boulodrome, Place de parking libre

3 bedroom

1 terrace

2 showers

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Villa 127/2024 Saint-Cyprien-Plage

In the heart of the seaside resort of Saint-Cyprien-Plage, a few steps from the beach, shops and the port, come and discover this pretty T4 house with a surface area of 53.45m² (Carrez law) with a large tiled terrace of almost 20m². It is composed of: On the ground floor, a living room with open fitted and equipped kitchen, a bedroom with closet and two shower rooms with WC. Upstairs, a landing with cupboard leads to two bedrooms. This house, completely renovated and sold furnished, is located in a secure residence with swimming pool, bowling alley and children's play area. Double glazing aluminum with electric roller shutters Reversible air conditioning on the ground floor and in each of the bedrooms upstairs Electric heaters Electric hot water tank Outdoor parking space reserved for residents Recent facade renovation. The condominium charges include the maintenance of outdoor spaces, water and electricity for common and private areas. Individual electricity meter installed in 2024. Ideal second home and/or seasonal rental High rental yield (very popular location)

Fees and charges :

Annual current expenses 2 800 €

