

272 000 €

## For sale apartment

2 rooms

Surface : 40 m²

Surface of the living : 20 m²

Exposition : Nord ouest

View : Mer

Hot water : Individuelle thermodynamique

Inner condition : Neuf

Standing : Résidentiel

Building condition : Neuf

## Features :

lift, Double vitrage isolant, Résidence sécurisée, sea view , Porte palière serrure 3 points, Résidentiel, air conditioning, Volets roulants électriques

1 bedroom

1 terrace

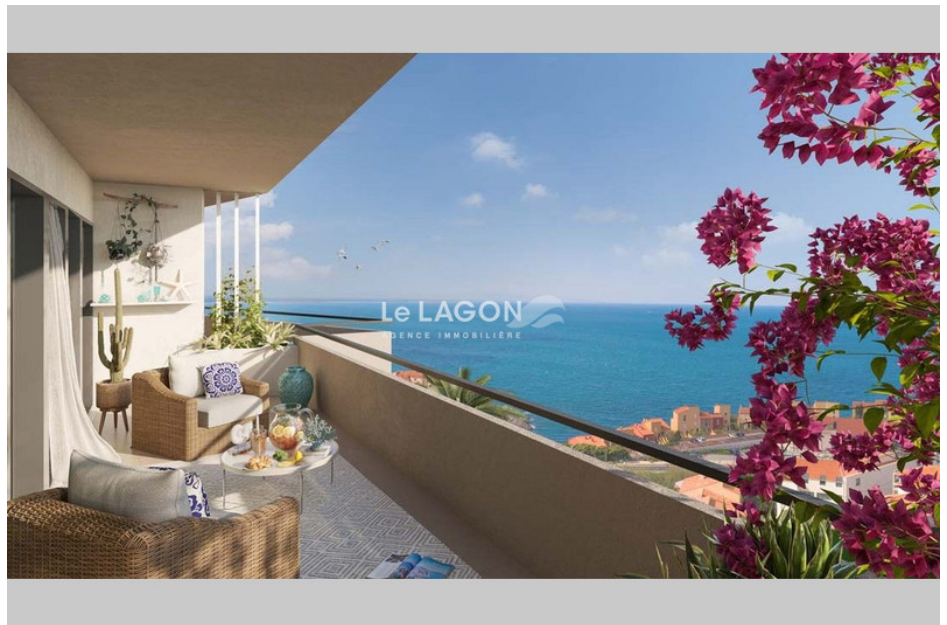
1 shower

1 WC

1 parking

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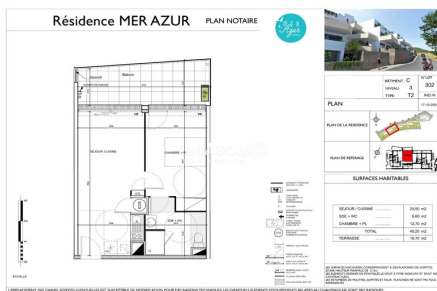
08/06/2025 - Prix T.T.C



## Apartment 3379 Port-Vendres

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, with elevator, compliant with RT 2012 regulations, 73 apartments from type 1 to type 4. On the third floor, a NEW apartment with a surface area of 40 m² with a SEA view balcony, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 21 m² with access to the 17 m² balcony, a bedroom with access to the exterior, with a fitted closet and a large private equipped bathroom and a WC. The apartment has a private parking space. Apartment services : RT 2012 construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, 3-point landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms around the shower tray, fitted kitchen including extractor hood and equipped bathroom, washbasin on unit + mirror + mixer tap + taps, shower tray, reversible air conditioning, towel dryer (SDE), thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and draw-off tap on the exteriors, interior painting (walls, ceilings and frames), tiled loggia (installation on pads). Residence amenities: photovoltaic panels, green

access to buildings via videophone and storage. Thanks to its high-quality primary residence and a rental delivery with the proposed package. All performance Certificate (DPE) of A ---



73 lots in the condominium 272 000 € fees included

LE LAGON IMMOBILIER - 9 rue Bossuet, 66750 SAINT CYPRIEN PLAGE

Tél: 04 68 37 47 07 - [contact@agencelelagon.fr](mailto:contact@agencelelagon.fr) - [www.lagon-immobilier.com](http://www.lagon-immobilier.com)

SIRET 985 137 165 00017 - Garantie financière : GALIAN - 89, rue de la Boétie - 75 008 PARIS

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