

### Price on request

#### For sale apartment

**3 rooms**

**Surface : 28 m²**

**Surface of the living : 19 m²**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : Résidentiel**

**Building condition : good**

#### Features :

Calme, Résidentiel, Stores électriques

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

17/12/2025 - Prix T.T.C



### Apartment 3417 Saint-Cyprien-Plage

IDEALLY LOCATED WITH A STUNNING VIEW OF THE GOLF COURSE, close to amenities, in a quiet setting, and offering a privileged view of the ponds and gardens. In an open residence, on the 1st floor, a furnished two-room apartment with a cabin and attic loft, covering nearly 45 m² (living area), including an entrance cabin with sleeping space, a living room with an equipped open kitchen leading to a loggia with breathtaking views, a bathroom with a window, and a separate toilet. In the attic loft, a large area of approximately 15 m² with a skylight. The apartment includes a private parking space. Features: air conditioning, retractable awning, 2 skylights. This apartment is perfect as a primary residence, vacation home, or rental investment.

#### Fees and charges :

Annual current expenses 984 €

Well condominium

85 lots in the condominium

