

238 000 €

### For sale apartment

**2 rooms**

**Surface : 48 m²**

**Surface of the living : 24 m<sup>2</sup>**

**Exposition :** Sud est

View : Jardin

**Hot water** : Individuelle thermodynamique

**Inner condition : Neuf**

**Standing : Prestige**

**Building condition : Neuf**

### Features :

lift, double glazing, Résidence sécurisée,  
Calme, Porte blindée, Volets roulants  
électriques

1 bedroom

1 terrace

1 show er

1 WC

1 parking

Document non contractuel

18/06/2025 - Prix T.T.C



## Apartment 3369 Saint-Cyprien

In a particularly private and quiet environment, close to all amenities, in a new, high-end, secure condominium with elevator, 26 apartments from type 2 to type 4. On the first floor, a NEW type 2 apartment with a surface area of 48.20 m<sup>2</sup> including an entrance hall with fitted cupboards, a living room-lounge-fitted American kitchen of approximately 25 m<sup>2</sup> opening onto a south-facing terrace of approximately 10 m<sup>2</sup>, a beautiful bedroom, a bathroom equipped with walk-in shower and WC. The apartment has a private parking space. Apartment services: RE2020 construction standards, single-piece PVC joinery with electric roller shutters except in the bathroom, solid laminated core landing door equipped with 3-point locks, fitted cupboards with sliding doors, 45x45 tiles and 20x60 earthenware tiles to choose from the Client's range, fitted kitchen, vanity unit + mirror + mixer tap + taps, shower tray, air mixer and electric heating, towel dryer (SDE), thermodynamic DHW tank, humidity-controlled VMC, antenna and RJ45 socket, interior painting (walls, ceilings and frames), terrace on tiled pads. Residence amenities: green spaces, Intratone videophone, Vigik reader, elevator, shared bicycle storage. Thanks to its high-quality services, BLUE GARDEN is suitable for both a primary residence and



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

Document non contractuel - Barème des prix disponible sur notre site internet