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325 000 €

### For sale apartment

**3 rooms**

**Surface : 64 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Exposition :** Sud ouest

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

2 bedroom

1 terrace

1 show er

1 WC

1 garage

1 parking

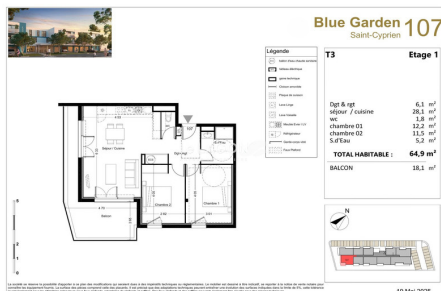
Document non contractuel

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 3-room apartment with a surface area of 64.90 m<sup>2</sup> comprising an entrance hall with fitted wardrobe, a living room-lounge-kitchen of approximately 28 m<sup>2</sup> opening onto a south-facing terrace of 18 m<sup>2</sup>, 2 beautiful bedrooms, one with fitted wardrobe, a bathroom equipped with walk-in shower, a separate WC. The apartment has a garage and a 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 wardrobes with sliding doors, 60x60 tiles and 20x60 earthenware tiles to choose from the Client's range, fitted kitchen, vanity unit + mirror + mixer tap + taps, shower tray, electric heating in the bedrooms and split-type reversible air conditioning in the living room, 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



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

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