

450 000 €

For sale apartment

4 rooms

Surface : 88 m²

Exposition : SUD

View : MARINA

Hot water : Individuelle

Inner condition : excellent

Features :

air conditioning, Menuiserie : Pvc,
Revetement : Carrelage +..., Close to
shops, Proximité de la plage, quiet, double
glazing, at the sea

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



Apartment 3351 Saint-Cyprien

Ideally located with a magnificent view of the Marinas and the mountains: in the heart of the Capellans district, close to amenities, quiet and offering privileged access. In a secure residence with swimming pool, on the first and last floor, magnificent partially furnished apartment type 4 with mezzanine of almost 90 m², comprising an entrance to a double living room offering access to the south-facing terrace, an equipped American kitchen, a master suite with shower room and separate WC, a sleeping area with 2 bedrooms, one with storage, a bathroom and a separate WC. upstairs, a mezzanine bedroom. 2 private parking spaces The apartment has been refurbished and has great features: 60X60 tiles, parquet flooring, fitted kitchen, fitted shower room with window, water heater, electric roller shutters, double glazed windows, awning on the loggia, custom-made staircase and railing, insulation, alarm, air conditioning. This exceptional apartment is a must-see, even from home thanks to the 360° virtual tour. Number of lots: 6. Annual charges: 1,200 €. Fees of 4.69% including tax.

Fees and charges :

Annual current expenses 1 200 €

