

### Price on request

#### For sale house

3 rooms

Surface : 44 m²

Surface of the living : 25 m²

Surface of the land : 84 m²

Year of construction : 1992

Exposition : Sud est

View : Citadine

Hot water : Electrique

Inner condition : A rafraîchir

External condition : A rafraîchir

Couverture : Tuiles

#### Features :

pool, Photovoltaïque, Combles, Chambre de plain-pied, Simple et double vitrage, Cellier, Calme

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

15/01/2026 - Prix T.T.C



### House 3431 Saint-Cyprien-Plage

Genuine Opportunity!!!! In an open community with a swimming pool, just steps away from amenities (beach and shops), on a private plot of nearly 90 m², a RARE three-sided house of approximately 67 m² (living space) featuring on the ground floor an entrance into a spacious living-dining area with a fully equipped open kitchen, flooded with natural light thanks to its triple exposure, one bedroom, a bathroom, a separate WC, and a storage room with access to the attic (about 15 m²). Upstairs: a large mezzanine bedroom of around 22 m². It includes a secure parking space. Quality features: swimming pool, PVC shutters, partial double glazing, reversible air conditioning upstairs, photovoltaic panels, CULLIGAN water softener, tiled terrace, barbecue and outdoor kitchen, retractable awning, enclosed garden. This property will delight a DIY enthusiast who can transform it into a truly special home. Take advantage of the 360° virtual tour to explore this corner house in a small complex offering an exceptional private garden.

#### Fees and charges :

Annual current expenses 996 €

Well condominium

