

### Price on request

**For sale house**

**5 rooms**

**Surface : 123 m²**

**Surface of the living : 52 m²**

**Surface of the land : 262 m²**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Neuf**

**Couverture : Tuiles**

#### Features :

Cheminée, Chambre de plain-pied, double glazing, Pergola bioclimatique, Carpot, Buanderie, Automatic gate, Calme

4 bedroom

2 terraces

2 showers

1 WC

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

14/10/2025 - Prix T.T.C



### House 3405 Saint-Cyprien-Plage

In the heart of Aygal, tucked away in a dead-end street and outside of a residential complex, in absolute tranquility, a rare single-story house close to all amenities and beaches. Set on an intimate 262 m² plot filled with Mediterranean trees, this through-house with a living area of 160 m² (usable space) has been fully renovated in a contemporary style. Charm unfolds right from the entrance. The spacious living area of over 50 m² includes a kitchen equipped along three walls, a dining area facing a fireplace, and a seating area adjacent to the garden, ideally facing East-West, bathed in natural light from two skylights. The hallway leads to a master suite consisting of a garden-facing bedroom, a dressing room of about 20 m², and a bathroom with a window, as well as a separate toilet. Two bedrooms arranged enfilade and an office make up the second sleeping area, along with a laundry room featuring a shower cabin. The house has an attic. The beautifully maintained outdoor spaces provide a perfect retreat for complete peace under the bioclimatic pergola. Two vehicles parked at the front can be sheltered in the shade of the carport. High-quality features: air conditioning, fireplace, ultra-flat water heater, rewired electricity, double glazing, wall-mounted toilets, pergola, thermally coated

