

**383 000 €**

**For sale house**

**4 rooms**

**Surface : 91 m²**

**Surface of the living : 45 m²**

**Surface of the land : 286 m²**

**Year of construction : 2016**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : good**

**Couverture : Tuiles**

**Features :**

pool, Chambre de plain-pied, double glazing, Calme

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

11/05/2025 - Prix T.T.C



### House 3362 Saint-Cyprien

Lovely 2-sided house from 2016, to RT 2012 standards, ideally located in the village of Saint-Cyprien. With a total surface area of 110 m² spread over two levels and a plot of 286 m². On the ground floor: an entrance with cupboard, a kitchen open to a spacious living room of 34 m², a master bedroom with cupboard and shower room, a separate toilet, a cupboard and a storeroom. Upstairs: a hallway, 2 bedrooms with cupboard, a beautiful shower room, a separate toilet and a surprising office/bedroom to discover. In addition, a 15m² garage with mezzanine, 2 parking spaces, a wooded garden. The interior condition is excellent, quality services include an above-ground swimming pool and air conditioning. The house offers an unobstructed view and guarantees a calm environment. A true haven of peace for your future home. Take advantage of the 360° virtual tour to appreciate this property.

**Fees and charges :**

383 000 € agency fees 4,70% à the responsibility of the buyer included

