

295 000 €

For sale house

4 rooms

Surface : 75 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 170 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : A rafraîchir

External condition : good

Couverture : Tuiles

Features :

Chambre de plain-pied, double glazing,  
Calme

3 bedroom

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/09/2024 - Prix T.T.C



### House 3319 Saint-Cyprien-Plage

In the heart of Aygal, privilege: rare through house outside residence of approximately 85 m<sup>2</sup> raised on one floor comprising on the ground floor: an entrance opening onto a living room of 25m<sup>2</sup>, an independent equipped kitchen of 15 m<sup>2</sup>, a bedroom facing WEST with a French window onto the garden without vis-à-vis, a shower room with window, a toilet. Upstairs: a large bedroom of 14 m<sup>2</sup>, a bathroom with toilet. A 12 m<sup>2</sup> mezzanine constitutes the 3rd bedroom. Possibility of garage. Private parking and visitor parking. The house offers great amenities: air conditioning in every room, bathroom with heated towel rail, extra flat water heater and recently redone electricity. 2 beautiful gardens of 50 m<sup>2</sup> with fitted terrace and awning facing WEST and 60 m<sup>2</sup> with garden shed come

Fees and charges :

295 000 € agency fees 4,07% à the responsibility of the buyer included

