COLDWELL BANKER
EUROPA REALTY

Apartment Saint-Cyprien 29 m²



SALE PRICE : 368 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Cross the small bridge linking the Presqu'île de la Lagune to the mainland, and the pace changes. The private, secure estate spans several hectares of pines and palm trees, just steps from the sandy beach of Saint-Cyprien Sud.

On the first floor of a small two-storey building, this 40m² apartment is laid out simply: a compact entryway leads to a 20m² living room with an open-plan kitchen — equipped without being overbearing, designed for the essentials. The living room's balcony opens onto a panoramic sea view, so close you could feel like you're on board. The 14m² bedroom completes the layout, with a separate shower room and WC.

Nothing superfluous, everything in its place: a smart format for a second home or a seaside pied-à-terre, with a view that's genuinely hard to come by.

On foot or by bike, the Jardin des Plantes with its 800 species, the Capellans shopping centre, and the beach are all just minutes away.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	29.55 m²	Number of rooms:	2 rooms
Number of bedrooms:	1 bedroom				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 142

Greenhouse gas emissions (GHG) index: A 5

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr