

Appartement Saint-Cyprien 98 m²



PRIX DE VENTE : 445 000 €

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DESCRIPTION

At Les Capellans, one of the most sought-after and peaceful residences in Saint-Cyprien, ideal for those seeking a secure environment, absolute tranquility, and the beach just a few minutes' walk away. This 98 m² (Carrez) triplex offers above all a rare advantage: a genuine feeling of living in a house. Independent access, harmoniously arranged spaces, abundant natural light flowing through, and a pleasant outdoor area make this a particularly appealing property.

From the entrance hall, a guest WC with hand basin leads through to the main level, where a beautiful living area comprises a lounge and a fully fitted and equipped open-plan kitchen. The space extends onto a terrace of approximately 40 m², enjoying an open view over the residence and the surrounding hills. The sleeping quarters feature two comfortable bedrooms, ample storage, and a bathroom with WC. On the top floor, an area of approximately 35 m² of living space allows for various arrangements to suit your needs: an additional suite, a home office, or a relaxation area.

The apartment boasts quality finishes, full air conditioning throughout, and is impeccably maintained. The residence itself, equally well kept, immediately evokes the Mediterranean art of living through its lush green spaces, peaceful atmosphere, and holiday spirit all year round.

A rare find in the area, two private parking spaces and a shared garden complete this discreet and exclusive property

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	98.48 m ²	Nombre de lots :	8
Taxe foncière :	€1.00	NB de pièces :	4 rooms	NB de chambres :	3 bedrooms

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

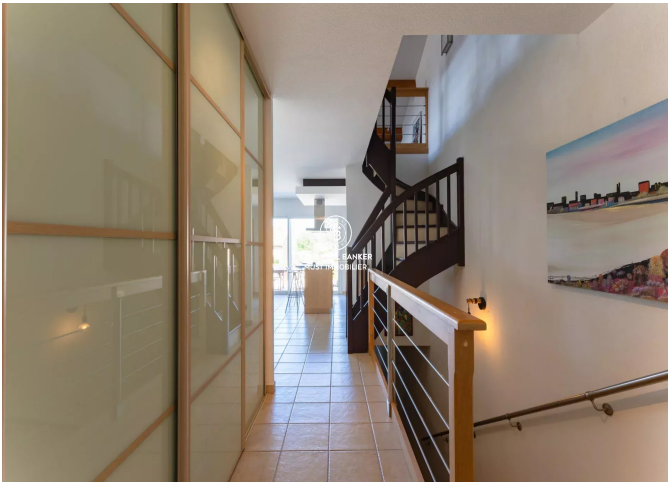
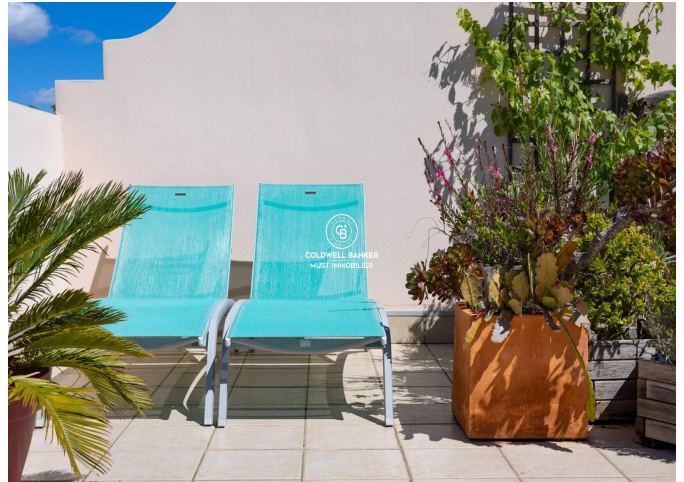
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 90

Indice d'émission de gaz à effet de serre (GES) : A 3



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