

Maison Saint-Cyprien 165 m<sup>2</sup>

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PRIX DE VENTE : 599 000 €

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## DESCRIPTION

In a peaceful setting close to the beach and the port of Saint Cyprien, this 165 m<sup>2</sup> house stands out for its spacious layout and beautiful natural light. It features a large living and dining room extended by a veranda, a fully fitted independent kitchen, a utility room, as well as a suite with dressing room and shower room. Upstairs, four comfortable bedrooms provide an ideal night space for the whole family.

Outside, you can enjoy a low-maintenance garden with a built-in swimming pool and a summer kitchen, complemented by a garage and the possibility to park on the property. Air conditioning, a wood-burning stove, and a borehole complete the comfort of this welcoming and functional home.

Information about the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	165.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 149

Indice d'émission de gaz à effet de serre (GES) : A 4



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