

Maison Saint-Cyprien 183 m<sup>2</sup>

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PRIX DE VENTE : 890 000 €

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## DESCRIPTION

In Saint-Cyprien Plage, on the front line facing the Mediterranean, this contemporary villa built in 2016 enjoys an exceptional setting, just minutes from the golf course and the marina. A discreet address where the panorama alone is enough to create emotion.

From the moment you arrive, a summer living area opens onto the terrace and garden, naturally inviting you outdoors. A flexible room enhances this level and can easily be incorporated into the living space, converted into a bedroom, or arranged as a home office, alongside two additional bedrooms.

Upstairs, the main living area, bathed in natural light, offers generous volumes. The sea reveals itself through the wide picture window, while the adjoining terrace creates a seamless continuity between indoor and outdoor spaces. A wood-burning stove adds a soft, warm atmosphere. A suite also completes this level. The beach, located just below the property, can be reached in only a few steps, offering direct and privileged access to the shoreline. A garage completes the features of this property.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	183.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 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](http://www.georisques.gouv.fr)

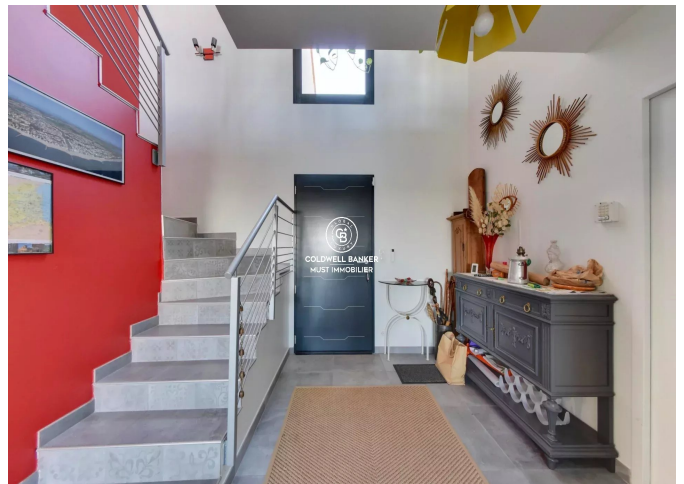
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 47

Indice d'émission de gaz à effet de serre (GES) : A 1



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