

389 000 €

For sale apartment

3 rooms

Surface : 72 m²

Surface of the living : 23 m²

Exposition : Sud est

Hot water : Individuel

Features :

air conditioning

2 bedroom

1 terrace

1 shower

1 WC

1 garage



### Apartment 329 Lecci

Great opportunity - T3 apartment located on the first and last floor of a small condominium in the immediate vicinity of the beach of Saint Cyprien. With a surface area of approximately 72m2, it is composed of: - a semi-open kitchen, - a living room with fireplace, - two bedrooms with fitted wardrobes, - a bathroom, - a separate toilet, - a covered terrace of 9.55m2 with a sea view. The high ceilings, the "vintage" tiling, the mezzanine with an area of approximately 13m2 (height of less than 1.80m) will charm DIY enthusiasts and home staging enthusiasts. This property is to be renovated and sold furnished. Its little "plus": a double garage, a very popular service in this area. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

#### Legal information

389 000 € fees included

5,99% VAT of fees paid by the buyer (367 000 € without fees), well condominium, annual current expenses 960 € (80 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
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