

## Price on request

**For sale house**

**3 rooms**

**Surface : 42 m²**

**Surface of the living : 16 m²**

**Surface of the land : 70 m²**

**Year of construction : 1985**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Bon**

**Features :**

Chambre de plain-pied, Double vitrage

2 bedroom

2 terraces

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

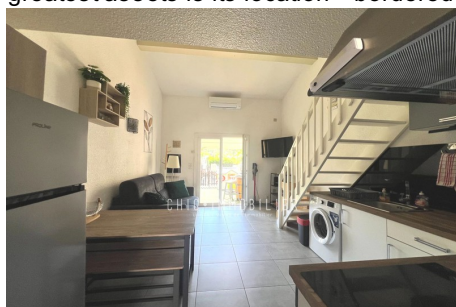
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26/07/2025 - Prix T.T.C



## House 214A/25 Saint-Cyprien

Vacation home in Saint-Cyprien, close to beaches and amenities. A favorite home in the picturesque Saint-Cyprien neighborhood! This charming dual-aspect house is in good overall condition. The 42 m² surface area, cleverly laid out over one level, offers a bright 16 m² living room, a stylish fitted open-plan kitchen, and two comfortable bedrooms, one of which is on the ground floor. You can also enjoy a functional shower room and a separate toilet. This house is ideally exposed to the South-East, you will enjoy natural light throughout the day. The exterior, totaling 70 m², includes two terraces with a city view that will make you fall in love. Heating by reversible air conditioning and electric hot water. Double glazing for greater peace of mind and energy efficiency. You've finally found your vacation home. Don't miss this unique opportunity—contact us now! All information on georisques.gouv.fr to consult the risks linked to the geographical location of this announcement. For further information, please contact our Chic Immobilier real estate agency in Argeles-sur-Mer. Saint-Cyprien, located in the Pyrénées-Orientales department, is a hidden gem when it comes to real estate. One of its greatest assets is its location—bordered by the Mediterranean and close to the



Annual current expenses 456 €

Chic Immobilier - 31 Route Nationale, 66700 Argelès-sur-Mer

Well condominium

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