

Price on request

For sale house

6 rooms

Surface : 208 m²

Surface of the living : 35 m²

Surface of the land : 1299 m²

Year of construction : 2004

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Inner condition : Bon

External condition : Exceptionnel

Features :

Piscine, Cheminée, Chambre de plain-pied,
Double vitrage, Arrosage automatique,
Buanderie, Portail automatique, Calme

3 bedroom

3 terraces

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

17/10/2025 - Prix T.T.C



House 230A/25 Saint-Cyprien

For Sale in Saint-Cyprien, in the La Prades neighborhood – Close to amenities and just 1.5 km from the main beaches. Discover this stunning detached property, with four sides, offering 208 m² of living space on a 1300 m² plot, built in 2004. Located in a quiet and upscale residential area of Saint-Cyprien, this villa is in exceptional condition both inside and out. It features a fully equipped separate kitchen, a spacious 35 m² living room, an adjoining 23 m² lounge, an 18 m² entrance hall, and three ground-floor bedrooms, including one measuring 21 m². You will also benefit from a modern bathroom with a walk-in shower and bathtub, two toilets, and three terraces. The southwest-facing orientation of the house offers mountain views, allowing you to enjoy the natural beauty of the surroundings throughout the year. Additional highlights include a reversible air conditioning system, a fireplace insert, double glazing, a laundry room, and an automatic gate. You will have the opportunity to enjoy a large plot of nearly 1300 m², featuring a swimming pool, an automatic irrigation system, and three dedicated parking spaces. Everything is here to provide you with unmatched comfort. Features: Double glazing – Ducted reversible air conditioning – Electric roller shutters –



houses to suit all budgets, making this town a top choice for buying a home. All

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RCS 831 508 845 - Document non contractuel - Barème de prix disponible sur notre site internet

agency, Chic Immobilier Real Estate

Fees and charges :