

## Price on request

### Buying apartment

3 rooms

Surface : 38 m<sup>2</sup>

Year of construction : 2012

Building condition : good

#### Amenities :

lift, double glazing, gated, calm, armored door, residential, pool

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

#### Fees and charges :

Annual current expenses 720 €

Well condominium

210 lots in the condominium



## Apartment cap d'agde

Real Estate Cap d'Agde buying and selling Rochelongue District – NAKARA, a very beautiful recent residence, quiet and secure, located just steps from the beach. Quality amenities include: swimming pool, sauna and steam bath, a semi-gourmet bar/restaurant with terrace, playground, laundry room, and wifi. Ideal location: - 5 minutes on foot from Mail de Rochelongue (shops, entertainment, boutiques...) - 7 minutes on foot from the beach Lovely apartment on the first floor, with ELEVATOR, measuring 38m<sup>2</sup>, featuring an open-plan living room with a fully equipped kitchen, a bedroom with a closet, a cabin bedroom, a shower room, and separate toilet. **\*\*AIR-CONDITIONED APARTMENT IN PERFECT CONDITION!\*\*** Secure private parking. **\*\*GUARANTEED RETURN OF €6192 EXCLUDING TAX PER YEAR!\*\*** Ref. : 525V341A - Mandat n°2916

16/12/2025 - Prix T.T.C



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Code NAF 68312 - SIRET 379 427 305 000 14 - Garantie financière : QBE - montant de – 200 000 € - Document non contractuel