

€ 199 000

**Buying apartment**

**3 rooms**

**Surface : 66 m<sup>2</sup>**

**Year of construction : 1975**

**View : Port**

**Inner condition : good**

**Amenities :**

lift, double glazing, gated, electric shutters, pool

2 bedroom

1 shower

1 WC

**Energy class (dpe) : C**

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

**Fees and charges :**

Annual current expenses 1 805 €

Well condominium

101 lots in the condominium 199 000

€ fees included



**Apartment Le Cap d'Agde**

Cap d'Agde Real Estate – Purchase / Sale – Centre-Port District In the secure residence "Port Richelieu II" with swimming pool, on the front line of the port, ideal location: - Only a 15-minute walk from Môle beach - In the immediate vicinity of all amenities (shops open year-round: mini-market, bakery, butcher, greengrocer, newsagent, restaurants, etc.) 3-room dual-aspect apartment with a living area of 66.48 m<sup>2</sup> (61.09 m<sup>2</sup> Carrez law + 5.39 m<sup>2</sup> integrated loggia), located on the 2nd floor with elevator. It consists of a fitted kitchen open to the living room, two beautiful bedrooms with cupboards, a shower room and a separate WC. Sold furnished and equipped, with the possibility of acquiring a private garage at an additional cost. Ref. : 525V313A

19/06/2025 - Prix T.T.C



Cap Immobilier, 60 Mail de Rochelongue, 34300 LE CAP D'AGDE

Tél: +33 (0)4 67 26 55 16 - contact@capimmobilier.com

Carte professionnelle CPI 3401 2018 000 025 092, CCI Hérault - RCS Béziers B 379 247 305

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