

## Price on request

### Buying apartment

3 rooms

Surface : 41 m<sup>2</sup>

View : Port

Hot water : Individuelle gaz

Inner condition : to modernize

Amenities :

calm, electric blinds, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Fees and charges :

Annual current expenses 790 €

Well condominium



## Apartment Le Cap d'Agde

Real Estate Cap d'Agde – Sale / Purchase - Malfato neighborhood, \*\*\*"Marina Club" residence\*\*, quiet, right on the waterfront, ideally located: - Direct access to the docks - Cap d'Agde harbor center less than an 8-minute walk away (shops, boutiques, restaurants, ice cream parlors, and entertainment) - Leisure Island less than an 8-minute walk away - Richelieu beach a 13-minute walk away 2 rooms + mezzanine, approximately 37 m<sup>2</sup> of living space (31.14 m<sup>2</sup> Carrez law + 6 m<sup>2</sup> of mezzanine), consisting of: - ground floor: an entrance with closet leading to the staircase. - first floor, through layout: a fitted kitchen open to the living room, one bedroom, a shower room, and separate WC - upper floor: 10 m<sup>2</sup> sloped mezzanine OPEN-AIR TERRACE of 7 m<sup>2</sup>, offering a \*\*SUPERB VIEW OF THE PORT\*\*. Awning and electric roller shutters. Sold furnished and equipped, with adjacent covered private parking at the entrance. Ref. : 525V343A

10/01/2026 - 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