

## Price on request

### Buying apartment

3 rooms

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

View : Mer

Hot water : Individuelle électrique

Inner condition : renovated

#### Amenities :

lift, double glazing, gated, armored door, residential, electric shutters, pool

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

#### Fees and charges :

Annual current expenses 1 104 €

Well condominium

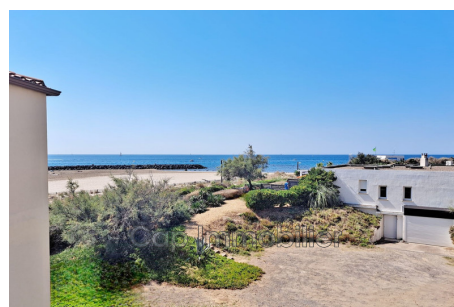
121 lots in the condominium

24/08/2025 - Prix T.T.C



## Apartment Le Cap d'Agde

Real Estate Buying and Selling Le Cap d'Agde - Rochelongue District, "Savanna Beach I", quiet and secure residence with a swimming pool and bike storage, right on the beachfront (direct access), and just a 3-minute walk from the Mail de Rochelongue (shops, boutiques, restaurants, ice cream parlors, and events). 3-room apartment with 42 m<sup>2</sup> of usable space (31.40 m<sup>2</sup> Carrez Law), located on the 2nd floor with elevator. It features an equipped open kitchen connected to the living room, 2 bedrooms including one with a closet, a shower room, and separate toilet. Integrated loggia offering a SEA VIEW. FULLY RENOVATED APARTMENT, HIGH-QUALITY FEATURES: REVERSIBLE AIR CONDITIONING, high-end interior woodwork, double-glazed aluminum sliding door, electric remote-controlled roller shutters, wall and ceiling insulation. Sold furnished and equipped with private parking. Ref. : 525V326A - Mandat n°2961



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