

€ 495 000

Buying apartment

5 rooms

Surface : 105 m²

Surface of the living : 28 m²

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Amenities :

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

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Fees and charges :

Well condominium

495 000 € fees included

04/05/2025 - Prix T.T.C



Apartment Le Cap d'Agde

Real estate purchase sale Cap d'Agde - Richelieu district, "Azurêva II", secure residence with swimming pool ideally located: - 10 minutes walk from Richelieu beach - Shops open all year round in the direct vicinity (crossroads, bakery, doctors, pharmacy, etc.) - 15 minutes walk from the port center Very nice 4 room apartment + mezzanine of 105.25 m² Carrez law, on the 5th floor (top!) with elevator, in PERFECT CONDITION! Composed of: a fully equipped and fitted kitchen open to a large living room (almost 30 m²); a large bedroom of 16.26 m² with cupboard and access to a glazed loggia of 11 m² with a view of the swimming pool; a bathroom with toilet and a laundry room. Upstairs: mezzanine of almost 15 m², two beautiful bedrooms of around 8 m² with cupboards, separate shower room and toilet. VERY NICE SERVICES: Living room opening onto a glazed loggia of 11 m² offering a superb open and sea view - double exposure (through apartment) - Rare surface areas and beautiful volumes - Very bright apartment - Tastefully decorated and sold with quality furniture and equipment - SOLD WITH GARAGE OF 16 M² + possibility of parking in front. IDEAL TO LIVE YEAR ROUND FOR LONG STAYS! Ref. : 525V273A - Mandat n°2897



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