

## Price on request

### Buying apartment

1 room

Surface : 27 m<sup>2</sup>

**Hot water :** Individuelle électrique

**Inner condition :** renovated

**Amenities :**

lift, double glazing, gated, pool

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) :** C

**Emission of greenhouse gases**

**(ges) :** A

**Fees and charges :**

Annual current expenses 1 020 €

Well condominium

207 lots in the condominium



## Apartment Le Cap d'Agde

Real Estate Cap d'Agde, buying and selling - Richelieu district, "Alhambra", secure residence with pool, ideally located: - less than a 10-minute walk to Richelieu beach - less than a 5-minute walk to year-round shops (Carrefour Contact, bakery, doctors, hairdresser, etc.) - less than a 5-minute walk to Leisure Island - less than a 15-minute walk to the main harbor Spacious studio in EXCELLENT CONDITION! On the 3rd floor with elevator, approximately 27 m<sup>2</sup>, featuring a fitted kitchen open to a large living room, a shower room, and separate toilet. BEAUTIFUL TERRACE of about 7 m<sup>2</sup>, with a pleasant view of the pool. REVERSIBLE AIR CONDITIONING. Sold furnished with a communal parking space within the residence. + Option for an additional parking spot for 22,000 euros. Ref. : 525V321A - Mandat n°2954

24/08/2025 - 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