

€ 750 000

Buying home marina

6 rooms

Surface : 140 m²

Surface of the living : 40 m²

Surface of the land : 162 m²

Year of construction : 2005

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Amenities :

electric shutters, jacuzzi spa,
fireplace, Solarium, double glazing,
Double garage, Laundry room,
Automatic gate, calm

3 bedroom

3 terraces

1 bathroom

1 shower

1 WC

2 garages

Energy class (dpe) : C

Emission of greenhouse gases
(ges) : A

Fees and charges :

Annual current expenses 2 880 €

Well condominium

64 lots in the condominium 750 000 €

fees included



Home marina Le Cap d'Agde

Port center, "ÎLE SAINT MARTIN", co-ownership of 64 Marinas, all with pontoon and double garage, offering a view of the port or the sea. This fully privatized and quiet peninsula offers direct access to all the shops in the port center (less than 5 mins walk). Marina of 140.25 m² Carrez law composed of: - a whole habitable part on one level on 98 m²: fully equipped American kitchen open to a beautiful living room of almost 40 m², 3 beautiful bedrooms (more than 12m²) with large cupboards, one of which has its own bathroom. An additional bathroom and a separate toilet with washbasin. - an EXCEPTIONAL outdoor space: a covered terrace facing south, 40 m² along the kitchen and the living room, an open-air terrace of 15 m² with spa and A SUPERB SOLARIUM OF MORE THAN 100 M² offering a NICE PORT VIEW. GARAGE OF 60 M² + TWO BEAUTIFUL ROOMS (+ 20 m² each), offering many possibilities (offices, play area, laundry room, video projection room...° IN PERFECT CONDITION. Sold with pontoon of 11 m. Ref. : 525V197M



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