

## Price on request

### Buying home marina

4 rooms

Surface : 121 m<sup>2</sup>

Surface of the living : 51 m<sup>2</sup>

Surface of the land : 70 m<sup>2</sup>

Year of construction : 2005

View : Port panoramique

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

#### Amenities :

centralized shutters, jacuzzi spa, fireplace, Double garage, double glazing, Superbe vue panoramique sur le port, Automatic gate, calm

3 bedroom

3 terraces

2 showers

2 WC

1 garage

#### Fees and charges :

Annual current expenses 3 000 €

Well condominium

64 lots in the condominium

03/05/2024 - Prix T.T.C



## Home marina Le Cap d'Agde

Property Sale Purchase Cap d'Agde PRESTIGE: Residence on a private island, fully secure. Large areas for this 4-room marina villa of approximately 138 m<sup>2</sup> of living space. Garden with spa of around 50 m<sup>2</sup>. A fitted garage of 42 m<sup>2</sup>. Enjoyment of a pontoon in front of the Marina, which can accommodate a 13 m boat. Composed on the ground floor of: a large bright living room of more than 70 m<sup>2</sup>, fully equipped American kitchen, wc. Upstairs: 1 master suite, 2 bedrooms with closet, additional bathroom and additional separate wc. Marina in perfect condition. Very nice benefits. SUPERB PORT VIEW! Price justified. The Marinas are located in the heart of the Cap d'Agde marina, a stone's throw from the shops and the central port and entertainment venues on the Ile Saint Martin - This 2-hectare artificial island consists of marine houses built on the perimeter of the island and with jetties, thus allowing their guests to moor their boat nearby. On the island, one circulates on foot or by bicycle, the major part of its surface being composed of green spaces. The car access roads serve the houses through the basement, where the garages and car parks are also located. Ref. : 525V206M - Mandat n°2881



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Code NAF 68312 - SIRET 379 427 305 000 14 - Garantie financière : QBE - montant de – 200 000 € - Document non contractuel