

€ 965 000

**Buying home marina**

**4 rooms**

**Surface : 138 m<sup>2</sup>**

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

**Surface of the land : 86 m<sup>2</sup>**

**Year of construction : 2005**

**Inner condition : excellent**

**External condition : exceptional**

**Amenities :**

jacuzzi spa, fireplace, double glazing,  
Automatic Watering, Automatic gate,  
calm

3 bedroom

2 terraces

2 showers

3 WC

1 garage

**Fees and charges :**

Annual current expenses 3 000 €

Well condominium

64 lots in the condominium 965 000 €  
fees included

24/04/2025 - Prix T.T.C



### Home marina Le Cap d'Agde

Real Estate Sale Purchase Cap d'Agde - PRESTIGE: Residence on private island, fully secure. Vast surface areas for this completely renovated 4-room marina villa of approximately 138.9 m<sup>2</sup> of living space. A garage of 47.6 m<sup>2</sup>. Enjoyment of a pontoon that can accommodate a 24 m boat. Composed on the ground floor of: a living room with fireplace, fully equipped American kitchen, toilet. Upstairs: 3 bedrooms, two of which have en-suite shower room and toilet, a separate bathroom and additional separate toilet. Marina in perfect condition. Very good amenities: reversible ducted air conditioning, tilt-and-turn double-glazed aluminum joinery, new therapeutic spa, garden landscaped with taste and quality materials. 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 places of entertainment on Saint Martin Island - This 2 hectare artificial island is made up of marine houses built on the edge of the island and having wharves, allowing their guests to moor their boat nearby. On the island, you can travel on foot or by bike, the majority of its surface being made up of green spaces. The automobile access roads serve the houses through the basement, where the garages and parking lots are also located. Ref. : 525V208M

