

€ 840 000

### Buying home marina

4 rooms

Surface : 135 m<sup>2</sup>

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

Surface of the land : 112 m<sup>2</sup>

Year of construction : 2005

#### Amenities :

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

3 bedroom

1 terrace

2 bathrooms

2 WC

2 garages

Energy class (dpe) : C

Emission of greenhouse gases  
(ges) : A

#### Fees and charges :

Well condominium

64 lots in the condominium 840 000 €  
fees included

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



### Home marina Le Cap d'Agde

Real Estate Sale Purchase Cap d'Agde - PRESTIGE: Residence on private island, fully secure. Large areas for this marina villa, 4 rooms of approximately 137.50 m<sup>2</sup> of living space. Garden with spa of approximately 110 m<sup>2</sup>. A garage of 42.30 m<sup>2</sup>. Enjoyment of a pontoon in front of the Marina, which can accommodate a 24 m boat. Composed on the ground floor of: a living room with fireplace, fully equipped American kitchen, wc. Upstairs: 1 master suite, 2 bedrooms with closet, additional bathroom and additional separate toilet. 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 is made up of marine houses built around the island and with landing stages, allowing their guests to moor their boats nearby. The island is easy to get around on foot or by bike, as most of its surface area is made up of green spaces. The car access roads serve the houses via the basement, where there are also garages and parking lots. Ref. : 525V224M - Mandat n°2922



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