

€ 237 000

### Buying house

4 rooms

Surface : 43 m<sup>2</sup>

Surface of the land : 25 m<sup>2</sup>

Hot water : Electrique

Inner condition : good

External condition : good

### Amenities :

Bedroom on ground floor, double glazing, Automatic gate, calm, pool

3 bedroom

1 terrace

1 shower

1 WC

1 parking

### Fees and charges :

Well condominium

125 lots in the condominium 237 000

€ fees included



### House Le Cap d'Agde

Cap d'Agde real estate for sale and purchase - Cap d'Agde, Rochelongue district, "Samaria Village", quiet and secure residence with swimming pool Ideally located: - Le Mail de Rochelongue 2 min walk (bakery, supermarket, restaurants, shops, ice cream parlors, entertainment, etc.) - The beach is less than 5 minutes walk away LARGE VOLUMES for this 3-room villa + mezzanine of approximately 43 m<sup>2</sup>, comprising: On the ground floor: a living room with kitchenette, a bedroom with closet, shower room, separate toilet with window. Upstairs: a beautiful mezzanine with window providing access to a bedroom with closet. House in good condition, sold furnished and fully equipped. VERANDA OF APPROXIMATELY 12 M<sup>2</sup> + TERRACE OF APPROXIMATELY 12 M<sup>2</sup>. Sold with secure private parking right in front of the house. Reversible air conditioning. TO HAVE ! Ref. : 525V229M - Mandat n°2940

04/05/2025 - 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