

€ 525 000

**Buying home marina**

**3 rooms**

**Surface : 82 m<sup>2</sup>**

**Surface of the land : 40 m<sup>2</sup>**

**View : Port**

**Inner condition : renovated**

**Amenities :**

electric shutters, double glazing, calm

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

Annual current expenses 1 560 €

Well condominium

116 lots in the condominium 525 000

€ fees included

18/10/2024 - Prix T.T.C



Cap Immobilier

**Home marina Le Cap d'Agde**

Real estate Cap d'Agde purchase sale - Quai des joutes district, île des Marinas, quiet and secure residence, ideally located: - less than 15 minutes walk from Richelieu beach - less than 10 minutes walk from the port center - less than 10 minutes walk from the leisure island 4-room marina house of approximately 83 m<sup>2</sup> composed of on the ground floor: large bright living room (48 m<sup>2</sup>), fully equipped open-plan kitchen. Upstairs: 2 beautiful bedrooms (sleeps 4 each) bathroom and separate toilet. BEAUTIFUL SERVICES: completely renovated - sold with quality furniture - reversible air conditioning in all rooms - electric roller shutters - pantry A 27 M<sup>2</sup> TERRACE OFFERING A SUPERB VIEW OF THE PORT, and access to the MARINA PONTOON (which can accommodate a 13m boat). 2nd terrace of 14 m<sup>2</sup>. Sold with adjoining private parking. Ref. : 525V214M - Mandat n°2900



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