

€ 222 500

**Buying house**

**3 rooms**

**Surface : 37 m<sup>2</sup>**

**Surface of the land : 24 m<sup>2</sup>**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Amenities :**

Cabanon, calm, pool

2 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : B**

**Fees and charges :**

Annual current expenses 800 €

Well condominium

60 lots in the condominium 222 500 €

fees included

08/09/2024 - Prix T.T.C



### House Le Cap d'Agde

Cap d'Agde real estate sale purchase - Rochelongue district, les Lavandines, secure residence with swimming pool. - Located 5 minutes walk from the Mail and Rochelongue beach 3-room house + mezzanine of approximately 37.60 m<sup>2</sup> of living space composed on the ground floor of: a large air-conditioned living room opening onto a large garden of 24m<sup>2</sup>, a fully equipped open-plan kitchen and WC. On the 1st floor: 2 real air-conditioned bedrooms with cupboard and a bathroom with walk-in shower. Sold furnished and equipped with secure private parking, As well as a shed in front of the entrance Ref. : 525V217M - Mandat n°2905



Cap Immobilier, 60 Mail de Rochelongue, 34300 LE CAP D'AGDE

Tél: +33 (0)4 67 26 55 16 - contact@capimmobilier.com

Carte professionnelle n°2003/34/240 - 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