

€ 490 000

Buying home marina

4 rooms

Surface : 54 m²

Surface of the land : 35 m²

View : Port

Inner condition : good

Amenities :

centralized shutters, Bedroom on ground floor

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Fees and charges :

Well condominium

116 lots in the condominium 490 000

€ fees included

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



Home marina Le Cap d'Agde

Cap d'Agde real estate purchase sale - Quai des Joutes district, "Île des Marinas", quiet and secure residence, ideally located 10 minutes walk from the shops of the Port Center, the Richelieu beaches and the Île des Loisirs. 3-room marina house with 82.64 m² of living space (60.30 m² Carrez law) comprising on the ground floor: a large air-conditioned living room and a veranda opening onto a large terrace, a fully equipped American kitchen, a bathroom with washing machine and WC. On the 1st floor: 2 real air-conditioned bedrooms with closet, one of which has a terrace, a bathroom with walk-in shower and WC. On the 2nd floor: 12 m² mezzanine. BEAUTIFUL AMENITIES: completely renovated - sold furnished - reversible air conditioning in all rooms - electric roller shutters - a veranda opening onto a large terrace of 24.5m² offering A SUPERB VIEW OF THE PORT and access to THE MARINA PONTOON (with exclusive use of a PONTOON 13m long by 4m50). Sold with adjoining private parking, overlooking a garden area of approximately 14m² Ref. : 525V220M - Mandat n°2915



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