



## House 3 bedroom(s) for sale



### Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experiencia since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 559,801.98

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Saint-Cyprien
Código postal:	66750
Publicado:	29/07/2024

### Descripción:

Beautiful modern single-story villa in good condition, offering every comfort, including solar panels, located in the sought-after College district.

In this home, you'll find a spacious and bright living room of approximately 30m<sup>2</sup>, featuring a stunning mezzanine and a veranda, opening onto a lovely low-maintenance garden with a pool and terraces.

The kitchen/dining area, about 20m<sup>2</sup>, is equipped with a breakfast bar and space for a dining table. Each bedroom is spacious and has built-in wardrobes. The bathroom includes a walk-in shower, double sinks, a bidet, and plenty of storage space. The en-suite bathroom is a real asset.

A laundry room and a garage (with WC) complete the picture of this attractive, comfortable, and practical family home. Visit soon—call our local agent at 06 28 23 76 88 to schedule a viewing.

With its 6km of sandy beach, charming harbour and historic town centre, ST CYPRIEN is a popular destination for all ages. The town boasts excellent sporting facilities, including a 27-hole golf club, indoor sports centres, swimming pools, miles of cycle paths and walking trails and of course all the water activities from sailing to board sports. Just 20 minutes from Perpignan, and with easy access to Spain and the foothills of the Pyrenees, its location is ideal, whether as a permanent residence or for a holiday in the sun, St Cyprien has something for everyone.

Legal Mentions (in French) : Honoraires a la charge du vendeur.



Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Condición: Good  
Fabricado: 2004

## Común

Dormitorios: 3  
Baños: 2  
1/2 baths: 2  
Pies cuadrados terminados: 136 m2  
Tamaño del lote: 570 m2

## Room details

Total rooms: 5

## Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.949.136

