



## 5 room, 136m2 Villa for sale in Saint cyprien - 520 000 €

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### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 520,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	66750
Pubblicato:	17/02/2025

### Descrizione:

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 30m2, featuring a stunning mezzanine and a veranda, opening onto a lovely low-maintenance garden with a pool and terraces.

The kitchen/dining area, about 20m2, 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.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Condizione: Good

## Comune

Camere da letto: 3  
Finito piedi quadrati: 136 mq  
Dimensione del lotto: 570 mq

## Room details

Total rooms: 5

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.617

