



# LES CLÉS DU SOLEIL

495 000 €

For sale apartment

3 rooms

Surface : 85 m<sup>2</sup>

Year of construction : 1983

Exposition : Sud est

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

Features :

double glazing, fitted cupboard, terrace, air conditioning, equipped fitted kitchen

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

05/02/2025 - Prix T.T.C



## Apartment 4020 Saint-Cyr-sur-Mer

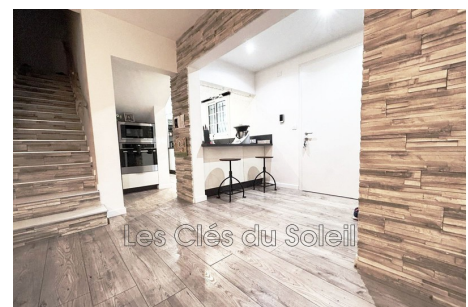
Come and discover in a little corner of paradise this magnificent character apartment in Duplex type 3 with a surface area of 85m<sup>2</sup> located in La Madrague in a quiet and residential residence 200 meters from the Port and the Beach. You will be seduced by its brightness thanks to its South-East exposure. The apartment is in excellent condition and equipped with all modern comforts: a fitted kitchen, individual electric heating and hot water, double glazing, reversible air conditioning, a fireplace .... It also offers two beautiful bedrooms, a bathroom with toilet upstairs, as well as a shower room with toilet and a large dressing room on the ground floor. Its large terrace is a real asset. A parking space is also available. A real little gem not to be missed!

Fees and charges :

Annual current expenses 1 764 €

Well condominium

62 lots in the condominium 495 000 € fees included



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