



## 6 room, 162m2 Villa for sale in Saint cyprien plage - 520 000 € \*



### 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 585,068.82

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	66750
Publicado:	17/02/2025

### Descripción:

This wonderful villa, located in a sought-after residential area, is ideally situated for hosting guests, enjoying family holidays, or serving as a spacious main residence for a large family. The home is in excellent condition and offers modern conveniences, including electric shutters and air conditioning.

On the ground floor, you'll find a large entrance hall with ample storage space, leading into a spacious open-plan living and dining room with a kitchen—perfect for family gatherings and entertaining. This area opens onto a low-maintenance garden and a superb swimming pool. Also on this level is an ensuite bedroom, a WC, and a utility room.

Upstairs, there are four additional double bedrooms, three of which have direct access to the terrace/balcony. A bathroom with a separate shower and a WC complete this floor.

The property includes private off-street parking and is in an ideal location to enjoy all that the charming resort of St Cyprien has to offer, making it an excellent option for holiday letting as well.

Don't delay—call our local agent now to arrange your viewing: 06 28 23 76 88.



With its 6 km of sandy beaches, a charming harbour, and a historic town centre, St Cyprien is a popular destination for all ages. The town offers excellent sporting facilities, including a 27-hole golf course, indoor sports centres, swimming pools, miles of cycle paths, and walking trails. Plus, there are numerous water activities, from sailing to board sports. Just 20 minutes from Perpignan, with easy access to Spain and the foothills of the Pyrenees, St Cyprien is the ideal location, whether for a permanent residence or a sunny holiday getaway—St Cyprien truly 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.

Condición: Excellent

### Común

Dormitorios: 5  
Pies cuadrados terminados: 162 m2  
Tamaño del lote: 720 m2

### Room details

Total rooms: 6

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.616

