



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



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 609,594.89

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	66750
Soumis:	17/02/2025

### Description:

This beautifully maintained villa is nestled in a sought-after residential area of St Cyprien, a 2 minute walk from the beach.. Whether you're looking to host guests, enjoy unforgettable family holidays, or settle into a spacious main residence, this home offers it all. In good condition throughout, the property boasts modern comforts such as electric shutters and air conditioning for year-round comfort.

Step into a generous entrance hall with ample built-in storage. The heart of the home is a large, open-plan living/ dining area with kitchen—ideal for entertaining or relaxing with family. This light-filled space opens directly onto a low-maintenance garden and a stunning private swimming pool. Also on this level, you will find an ensuite bedroom, separate WC and utility room

Upstairs, you'll find four well-proportioned double bedrooms, three of which offer direct access to a private terrace or balcony. A modern bathroom with both a bathtub and separate shower, along with a separate WC, Additional features include:private off-street parking.

This is an excellent investment opportunity for holiday rentals or as a primary residence for a large family. Contact your local agent today to arrange a 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 very 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.

Condition: Good

## Commun

Chambres: 5  
Pied carré fini: 162 m<sup>2</sup>  
Dimesions du lot: 720 m<sup>2</sup>

## Room details

Total rooms: 6

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.616

