



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



### Ügynök információ

Név:	Patrick Gibbins
Cégnév:	Artaxa Immo Sarl
Ország:	France
Experience since:	2008
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 585,068.82

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	66750
Feladta:	2025. 02. 17.
Leírás:	

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.

Állapot: Új

### Gyakori

Hálósobák: 5  
Kész négyzetméter: 162 nm  
Telekméret: 720 nm

### Room details

Total rooms: 6

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.616

