



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



### 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:	USD 610,213.81

### Posizione

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

### Descrizione:

This villa is ideally located in a sought-after residential area of Saint-Cyprien, just TWO MINUTES' WALK FROM THE BEACH.

In very good overall condition, the house offers modern features including electric roller shutters and air conditioning, ensuring optimal comfort throughout the year.

Upon entering, you are welcomed by a spacious entrance hall with plenty of built-in storage. The heart of the home is a large, bright living area open to the dining room and kitchen, creating a welcoming space ideal for entertaining or spending time with family. This living area opens directly onto an easy-to-maintain garden and a beautiful private swimming pool.

The ground floor also includes a bedroom with its own en-suite shower room, a separate WC, and a utility /laundry room.

Upstairs, you will find four generously sized double bedrooms, three of which benefit from direct access to a private terrace or balcony. A modern bathroom with both a bathtub and a separate shower, as well as an additional independent WC, complete this level.



Additional features include private off-street parking.

Whether you wish to ENTERTAIN FAMILY AND FRIENDS, enjoy MEMORABLE HOLIDAYS, run a HOLIDAY RENTAL, or settle into a SPACIOUS PRIMARY RESIDENCE, this property has everything to appeal.

Contact your local agent today to arrange a viewing: 06 28 23 76 88.. ST CYPRIEN boasts 6 km of pristine sandy beaches, a vibrant harbour, and a charming historic town centre. Enjoy excellent sports facilities, including a 27-hole golf course, indoor sports centres, swimming pools, and extensive cycle and walking trails. Water sports enthusiasts will appreciate sailing, windsurfing, and more.

Conveniently located just 20 minutes from Perpignan, with easy access to Spain and the Pyrenees foothills, St Cyprien offers an unbeatable lifestyle, whether as a permanent residence or a holiday getaway.

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: 5  
Finito piedi quadrati: 162 mq  
Dimensione del lotto: 340 mq

### Room details

Total rooms: 6

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.616



IMLIX

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