# IMLIX Vastgoedmarkt https://www.imlix.com/nl/



# 6 room, 162m2 Villa for sale in Saint cyprien plage - 520

000 € \*



# Agent Info

Naam: Patrick Gibbins Bedrijfsnaam: Artaxa Immo Sarl

Mistlampen: France Experience 2008

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments, Houses

Telefoon:

Languages: French

Website:

### Advertentie details

Vastgoed voor: Koop

Prijs: USD 599,211.49

#### Locatie

Aanbevolen Auto Onderdelen: France
Staat/Regio/Pronvincie: Occitanie
Postcode: 66750
Geplaatst: 17-02-2025

Omschrijving:

This well maintained villa is perfectly situated in a highly sought-after residential area of St Cyprien, only a 2-minute walk from the beach. Whether you're searching for a spacious family home, a holiday retreat, or a lucrative rental investment, this property ticks all the boxes. The home is in good condition and features modern conveniences such as electric shutters and air conditioning for year-round comfort.

Inside, a generous entrance hall with built-in storage welcomes you. The spacious open-plan living and dining area flows seamlessly into the kitchen—ideal for entertaining or relaxing with loved ones. This bright, airy space opens directly onto a low-maintenance garden with a private swimming pool, perfect for outdoor living.

On the ground floor, you'll find an ensuite bedroom, a separate WC, and a handy utility room. Upstairs are four well-proportioned double bedrooms, three with access to private terraces or balconies. The bathroom includes both a bath and separate shower, and there is a WC also on this levvel. The property also offers private off-street parking.

This villa is an excellent opportunity for those looking for a large family home or a high-demand holiday rental. Don't miss out—contact your local agent today to arrange a viewing: 06 28 23 76 88.

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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.

Conditie: Good

### Algemeen

Slaapkamers: 5

Afgewerkte vierkante meter:  $162 \text{ m}^2$ Lot Afmeting:  $720 \text{ m}^2$ 

#### Room details

Total rooms: 6

#### **Building details**

Outdoor Amenities: Pool

#### Lease terms

Date Available:

#### **Contact information**

IMLIX ID: IX6.655.616

