



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

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



### Emlakçı Bilgisi

İsim:	Patrick Gibbins
Şirket Adı:	Artaxa Immo Sarl
Ülke:	France
Experience since:	2008
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 520,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	66750
Yayınlandı:	17.02.2025
Açıklama:	

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 level. 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. ST CYPRIEN boasts 6 km of pristine sandy beaches, a vibrant harbour, and a charming historic town centre.



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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.

Durum: Good

## Genel Bilgiler

Yatak odası: 5  
Bitmiş metrekare: 162 m2  
Arazi Büyüklüğü: 340 m2

## Room details

Total rooms: 6

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.616

