

# AGENCE COULANGE

DEPUIS 1974

193 000 €

## Buying apartment

1 room

Surface : 19 m<sup>2</sup>

View : Mer

Hot water : Individuelle électrique

Standing : Residential

Amenities :

Double Glazing, Secured residence, Calm, Residential

1 terrace

1 shower

1 WC

1 parking



## Apartment 105 Saint-Cyr-sur-Mer

Furnished top-floor studio with private parking and stunning sea view... Enjoy an ideal location just steps from the beach, in a secure residence with private parking. Located on the top floor, this 20 m<sup>2</sup> studio consists of an entrance hall with a sleeping area, a living room with a fitted kitchen, and a shower room with toilet. The terrace offers a panoramic view of the sea: Perfect for a pied-à-terre, a rental investment or year-round living! Visit quickly by contacting Sylvie at 06 84 18 74 87.

## Legal information

193 000 € fees included

4,32% VAT of fees paid by the buyer (185 000 € without fees), well condominium, annual current expenses 840 € (70 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 530 and 760 € (reference year 2022)  
Document non contractuel - 13/12/2025



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180