

# AGENCE COULANGE

DEPUIS 1974

1 495 000 €

## Buying house

4 rooms

Surface : 145 m<sup>2</sup>

Surface of the land : 1822 m<sup>2</sup>

Year of construction : 1989

View : Mer

Hot water : Electrique

## Amenities :

Bedroom on ground floor, Double Glazing,  
Laundry room, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage



## House 99 Saint-Cyr-sur-Mer

An exceptional natural site, with the tranquility of a private and secure domain... Located at the Domaine de Port d'Alon, this property of approximately 130 m<sup>2</sup> benefits from a breathtaking sea view from sunrise to sunset and access in just a few steps to a magnificent preserved cove... Its vast living space opens onto a terrace with the sea as its horizon... The villa has 3 bedrooms each with a bathroom that can accommodate up to 6 people. Private estate between Saint Cyr Sur Mer and Bandol, with direct access to the coastal path and offering the following activities: Swimming pool (25x12.5) and water area for children, 3 tennis courts and pediment, volleyball court, Pétanque court, Mini-golf. Permanent security with controlled access 24 hours a day. Nearby: The Dolce Frégate golf course (18 and 9 holes), The vineyards of Bandol, The creeks of Cassis, The Castellet circuit...

## Legal information

1 495 000 € fees included

4,91% VAT of fees paid by the buyer  
(1 425 000 € without fees), well  
condominium, annual current expenses  
2 370 € (198 € 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 1620 and 2240 € (reference year 2021)  
Document non contractuel - 05/12/2024



TRANSACTION - LOCATION - GESTION

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

11 Boulevard Anatole France - 13600 LA CIOTAT - 04 42 83 14 14

28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

[info@agencecoulange.com](mailto:info@agencecoulange.com)

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