

# AGENCE COULANGE

DEPUIS 1974

800 000 €

Buying house

4 rooms

Surface : 110 m²

Surface of the land : 580 m²

Year of construction : 2000

Hot water : Electrique

Amenities :

Bedroom on ground floor, Double Glazing,  
Automatic gate, Calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

#### Legal information

800 000 € fees included

3,90% VAT of fees paid by the buyer  
(770 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**EXCLUSIVITE CONFIDENTIELLE**  
*Maison de plain-pied entre plages et commodités*

## House 133 Saint-Cyr-sur-Mer

Popular area for this single-story house, located between amenities and the Lecques beaches... In a sought-after part of Saint-Cyr-Sur-Mer, come and discover this single-story house spanning 110 m². It features a spacious, bright living room, a fully equipped kitchen, 3 comfortable bedrooms, a modern bathroom, a walk-in closet, and separate toilets. A 22 m² garage with a mezzanine completes the property, offering additional storage space. You will enjoy a landscaped 580 m² plot, presenting great potential for development, including the possibility of adding a swimming pool. A rare opportunity to be seen quickly by contacting Sylvie at 06 84 18 74 87! This property is offered as a confidential sale: photos are available on request only.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1680 and 2310 € (reference year 2000)  
Document non contractuel - 15/10/2025

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04 94 32 36 51

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TRANSACTION - LOCATION - GESTION

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

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

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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