

AGENCE COULANGE

DEPUIS 1974

695 000 €

Buying house

4 rooms

Surface : 104 m²

Surface of the land : 469 m²

Year of construction : 1983

View : Dégagée

Hot water : Electrique

Inner condition : A moderniser

Amenities :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

3 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

Legal information

695 000 € fees included

2,96% VAT of fees paid by the buyer
(675 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 137 Saint-Cyr-sur-Mer

Family home with potential, just steps from all amenities... Come and discover this 104 m² villa set on a 469 m² plot, ready to welcome your modernization projects. On the ground floor, enjoy a spacious living/dining area with a fireplace, an open kitchen, a master suite with a bathroom, and separate toilets. Upstairs, the sleeping area includes a bedroom, an office or small bedroom, a shower room, and separate toilets. The veranda with an open view offers great possibilities for customization to suit your desires! A garage with a mezzanine, a basement, a shelter, and parking spaces complete this property. Don't wait to visit—contact Sylvie at 06 84 18 74 87 to create the ambiance and comfort tailored just for you!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1240 and 1750 € (reference year 2021)
Document non contractuel - 22/10/2025



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

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

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