

# AGENCE COULANGE

DEPUIS 1974

840 000 €

**Buying house**

**4 rooms**

**Surface : 122 m<sup>2</sup>**

**Surface of the land : 518 m<sup>2</sup>**

**Year of construction : 2003**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Amenities :**

Bedroom on ground floor, Double Glazing,

Calm

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

2 parkings

#### Legal information

840 000 € fees included

5,00% VAT of fees paid by the buyer  
(800 000 € 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).



#### House 140 Saint-Cyr-sur-Mer

A prime location in a tranquil setting, close to amenities and Lecques beaches on foot... Nestled in a sought-after area, this villa with a garage offers approximately 122 m<sup>2</sup> of living space, complemented by a bright 30 m<sup>2</sup> veranda. The ground floor opens onto a spacious living area, including a lounge/dining room, a separate fully equipped kitchen, one bedroom, and a separate toilet. Upstairs, the sleeping area features two large bedrooms, including a master suite with a bathroom, a walk-in closet, and a separate toilet. The landscaped 520 m<sup>2</sup> plot invites relaxation and offers great potential for customization, including the possibility of adding a swimming pool. A water well completes the property. Contact Sylvie at 06 84 18 74 87 to quickly arrange a visit and start imagining your future home!

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1250 and 1790 € (reference year 2022)  
Document non contractuel - 31/01/2026



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