

AGENCE COULANGE

DEPUIS 1974

840 000 €

Buying house

4 rooms

Surface : 122 m²

Surface of the land : 518 m²

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



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 m² of living space, complemented by a bright 30 m² 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 m² 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!

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.

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

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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