

# AGENCE COULANGE

DEPUIS 1974

470 000 €

**Buying house**

**4 rooms**

**Surface : 80 m²**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : excellent**

**Amenities :**

Bedroom on ground floor, Double Glazing,  
Calm

3 bedroom

2 terraces

2 showers

2 WC

2 parkings



## House 12121 Saint-Cyr-sur-Mer

Duplex in Saint-Cyr-sur-Mer Discover this duplex in excellent condition, combining space, light, and comfort—perfect as a primary or secondary residence. With its two private outdoor areas and two parking spaces, it offers the charm of a house without the usual hassles. Description: Ground floor: - Bright open-plan living room and kitchen, ideal for family gatherings or entertaining friends. - 1 bedroom with a modern, practical bathroom and the option for a large walk-in closet. Upstairs: - 2 additional bedrooms, - Bathroom, separate toilet. Main advantages: Feels like a house: Spacious, well-designed areas. Double outdoor spaces: Two private areas to enjoy the sun or create a relaxing corner. Double parking Impeccable condition: Move-in ready, no work needed! Price: €470,000 A rare opportunity to live or invest. Viewings by appointment – Contact us for more information!

### Legal information

470 000 € fees included

4,44% VAT of fees paid by the buyer  
(450 000 € without fees), well  
condominium, no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

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