

# AGENCE COULANGE

DEPUIS 1974

842 000 €

**Buying house**

**5 rooms**

**Surface : 130 m²**

**Surface of the land : 639 m²**

**Year of construction : 1989**

**View : Dégagée**

**Hot water : Electrique**

**Amenities :**

Pool, Fireplace, Double Glazing, Automatic Watering, Automatic gate, Calm

4 bedroom

2 showers

2 WC

2 parkings



## House 116 Saint-Cyr-sur-Mer

Dominant view of the surrounding hills ... On 678 m² of landscaped land with swimming pool, this villa of 130 m² in perfect condition opens onto a beautiful open view. Its various terraces bring conviviality and relaxation. The kitchen is extended by its dining area and is surrounded by 2 relaxation areas including one with a fireplace. Night side, it consists of 3 bedrooms with storage, a bathroom, a toilet. An independent studio with an area of 15 m² can accommodate your guests or extend your home.

### Legal information

842 000 € fees included

3,95% VAT of fees paid by the buyer (810 000 € without fees), well condominium, annual current expenses 550 € (46 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1080 and 1550 € (reference year 2022)  
Document non contractuel - 30/04/2025



**TRANSACTION - LOCATION - GESTION**

**WWW.AGENCECOULANGE.COM**

11 Boulevard Anatole France – 13600 LA CIOTAT - 04 42 83 14 14

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