



# Trilles Immobilier

110 250 €

**For sale apartment**

**2 rooms**

**Surface : 29 m²**

**Surface of the living : 19 m²**

**Year of construction : 1986**

**Exposition : Sud est**

**View : Montagne et mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Features :**

double glazing, gated, calm, residential

1 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

30/04/2025 - Prix T.T.C



## Apartment 1426 Saint-Cyprien

Let yourself be seduced by this charming apartment, ideally located in Saint-Cyprien, just a few steps from the beach, and benefiting from a breathtaking view of the mountain as well as a glimpse of the sea? With a surface area of 29.82 m<sup>2</sup> (Carrez law), this property is located on the 2nd floor of a quiet and well-maintained residence, with 165 lots, thus offering a peaceful living environment, between the sea and the mountains. Upon entering, you will appreciate the bright living room with an open and equipped kitchen, as well as the fully renovated bathroom. A loggia of approximately 7 m<sup>2</sup> will allow you to enjoy moments of relaxation, contemplating this exceptional panorama. Upstairs, the mezzanine bedroom invites you to enjoy a comfortable night space, bathed in light thanks to its skylight. The advantages of this property: Sought after location, close to the beach Modern and bright interior Reversible air conditioning, ideal for periods of high heat Co-ownership charges: €78/month Property tax: €529 DPE: C For more information or to arrange a visit, contact Pascale TRILLES on 06 71 50 55 08. Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr).



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Code NAF 6831Z agences immobilières - SIRET 752 845 602 00032 - Garantie financière : GALIAN Agence détentrice de fonds - Montant de la garantie : 160 000 € - Document non contractuel - Barème des prix disponible sur notre site internet