



# LES CLÉS DU SOLEIL

479 000 €

**For sale apartment**

**3 rooms**

**Surface : 85 m²**

**Year of construction : 1983**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, fitted cupboard, terrace, air conditioning, equipped fitted kitchen

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

03/05/2025 - Prix T.T.C



## Apartment 4037 Saint-Cyr-sur-Mer

Come and discover in a little corner of paradise this magnificent character apartment in Duplex type 3 with a surface area of 85m<sup>2</sup> located in La Madrague in a quiet and residential residence 200 meters from the Port and the Beach. You will be seduced by its brightness thanks to its South-East exposure. The apartment is in excellent condition and equipped with all modern comforts: a fitted kitchen, individual electric heating and hot water, double glazing, reversible air conditioning, a fireplace .... It also offers two beautiful bedrooms, a bathroom with toilet upstairs, as well as a shower room with toilet and a large dressing room on the ground floor. Its large terrace is a real asset. A parking space is also available. A real little gem not to be missed!

**Fees and charges :**

Annual current expenses 1 764 €

Well condominium

62 lots in the condominium 479 000 € fees included



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