



Apartment in a residence

SAINT AYGULF (83)

252 000 €*

* Agency fees to be paid by the seller



43 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

? 2 Room Apartment with sea view, private parking and cellar in Saint-Aygulf, Côte d'Azur?

Welcome to Saint-Aygulf, jewel of the Côte d'Azur, a renowned seaside resort. We are delighted to present to you this rare opportunity: a recently renovated 2-room apartment, nestled on the top floor of a secure residence, just 150 meters from the sandy beaches and picturesque coves.

? Key Features: • Surface area of 43 m² offering a comfortable living space • Terrace offering a view with a glimpse of the sea • Private parking • Cellar for additional storage space • Reversible air conditioning in the living room and bedroom, guaranteeing a optimal comfort all year round • Fully equipped semi-open kitchen, perfect for chefs • Spacious bedroom with dressing area • Modern bathroom with laundry area and separate WC • Elevator for easy access to your elevated oasis

? Location of Dream: Located in the heart of Saint-Aygulf, this real estate gem offers you an unparalleled lifestyle. With its shops, restaurants, services and leisure activities within walking distance, you will fully enjoy everything this charming village has to offer. In addition, golf enthusiasts will be delighted with a course just 6 km away, while sailing enthusiasts will be seduced by the proximity of the marina at 800 meters. Ideal Investment: Whether you are looking for a sunny pied-à-terre, a lucrative rental investment or simply a primary residence imbued with serenity, this apartment will meet all your expectations. With its recent renovations, including air conditioning, electricity, bathroom, WC and kitchen, paints and floors, water heater, you will just have to put down your bags and soak up the sweetness of life on the Riviera.

? Technical Points: • Intercom for your security and peace of mind • Double-glazed exterior joinery • Towel dryer for additional comfort • Optical fiber to stay connected to the world • Rolling shutters

? Virtual Visit Available: Don't miss the opportunity to discover this unique apartment in a sought-after location. Contact me to schedule your virtual or in-person tour!

Exclusive offer - Contact me for more information. Number of lots in the co-ownership: 75, Average annual amount of the share of charges (projected budget)(water included): €780 or €65 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 850843

Property type Apartment in a residence

Floor number 4

Floors count 4

Exposure N-E

View Vue dégagée, sur Ville

SURFACES

Living space 43 m²

Surface Carrez Law 43.1 m²

Living room surface 19 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 75

Condominium fees 65 €/mois

Share of expenses 780 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 181

GES 5

APPENDIX

Parking couvert

Parking space 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Elevator Yes

Heater électricité

Heater climatisation réversible

Kitchen aménagée

Interpcom Yes



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle