

441 000 €

For sale apartment

4 rooms

Surface : 56 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud

View : Mer

Hot water : Individuelle

Inner condition : good

Standing : prestige

Building condition : good

Features :

double glazing, gated, calm, residential,  
pool, visitor parking

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Legal information

441 000 €

Fees paid by the owner, well  
condominium(66 lots in the condominium),  
annual current expenses 5 076 €  
(423 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 45 Agay

**RARE - 4 room duplex - LES BASTIDES** Facing south, this 1st level consists of a bright living room, an equipped kitchen with a dining area as well as a WC/Sink area - all opening onto a large m2 terrace extended by a garden. The sleeping area is located upstairs and offers three bedrooms, a large one with bathroom and a second opening onto a superb sunny terrace, a cabin bedroom,. This apartment in perfect condition, is sold furnished and fully equipped. This property also includes a parking space at the foot of the building and a cellar. Very good opportunity for a quality investment, in a quiet area, for connoisseurs of the BASTIDES

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 870 and 1230 € (reference year 2021)  
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