

**199 000 €**

**For sale apartment**

**2 rooms**

**Surface : 36 m²**

**Surface of the living : 23 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential,

Volets roulants électriques

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

11/05/2025 - Prix T.T.C



### Apartment Cavalaire-sur-Mer

Charming T2 with Mezzanine, Terrace and Open View in Cavalaire-sur-Mer Located in Cavalaire-sur-Mer, a stone's throw from the beach, this bright 36m² Carrez law one-bedroom apartment, with a mezzanine, offers a friendly living space and a breathtaking view. Ideally located on the 4th floor of a beautiful building without elevator, this apartment benefits from optimal sunshine, a peaceful atmosphere, and is distinguished by its very high ceilings. Characteristics of the property: Type: T2 with mezzanine Surface area: 36m² Carrez law Ceiling height: Magnificent height, creating a spacious atmosphere Terrace: 11m² to enjoy sunny days Floor: 4th floor without elevator Brightness: Very bright thanks to large windows View: Beautiful open view of the surroundings Cellar: Small cellar for storage Parking: Parking space included

#### Legal information

199 000 €

Fees paid by the owner, well condominium, annual current expenses 600 € (50 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr),

