

# AGENCE COULANGE

DEPUIS 1974

1 300 000 €

## Buying house

4 rooms

Surface : 145 m<sup>2</sup>

Surface of the land : 1822 m<sup>2</sup>

Year of construction : 1989

View : Mer

Hot water : Electrique

Amenities :

Bedroom on ground floor, Double Glazing,  
Laundry room, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

## Legal information

1 300 000 € fees included

4,67% VAT of fees paid by the buyer

(1 242 000 € without fees), well

condominium, annual current expenses

2 370 € (198 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

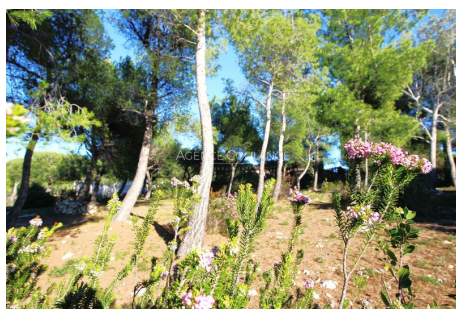
[georisques.gouv.fr](http://georisques.gouv.fr)



## House 99 Saint-Cyr-sur-Mer

An exceptional natural site, with the tranquility of a private and secure domain... Located at the Domaine de Port d'Alon, this property of approximately 130 m<sup>2</sup> benefits from a breathtaking sea view from sunrise to sunset and access in just a few steps to a magnificent preserved cove... Its vast living space opens onto a terrace with the sea as its horizon... The villa has 3 bedrooms each with a bathroom that can accommodate up to 6 people. Private estate between Saint Cyr Sur Mer and Bandol, with direct access to the coastal path and offering the following activities: Swimming pool (25x12.5) and water area for children, 3 tennis courts and pediment, volleyball court, Pétanque court, Mini-golf. Permanent security with controlled access 24 hours a day. Nearby: The Dolce Frégate golf course (18 and 9 holes), The vineyards of Bandol, The creeks of Cassis, The Castellet circuit...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1620 and 2240 € (reference year 2021)  
Document non contractuel - 04/04/2025



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180