

# SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



529 360 €

Buying house

6 room

Surface : 136 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Surface of the land : 1939 m<sup>2</sup>

Year of construction : 1972

View : Campagne

Hot water : Gaz

Inner condition : A rénover

External condition : A rénover

Cover : tiles

Benefits :

fireplace, Bedroom on ground floor,

Laundry room, calm

5 bedroom

2 terrace

1 bathroom

1 shower

2 toilet

1 garage

6 parking

1 cellar

Legal information

529 360 € fees included

4,00% VAT of fees paid by the buyer (509 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 269 Saint-Cyr-sur-Mer

For Sale – Single-Story House with Great Potential in Saint-Cyr-sur-Mer Located in a sought-after area just 10 minutes from the beaches of Saint-Cyr-sur-Mer, this 136m<sup>2</sup> single-story property, built on a beautiful flat, fenced plot of 1,939 m<sup>2</sup>, offers a pleasant living environment and significant development potential. The property currently consists of two independent apartments that can easily be combined to create a large family home: Main Residence – Type 4 You will find a spacious, bright living/dining room with a fireplace opening onto a large covered terrace of 18.50 m<sup>2</sup>, equipped with a built-in barbecue, perfect for outdoor dining. A mezzanine with a window completes the living area and can be used as an office or an extra bedroom. The sleeping area includes three bedrooms, a bathroom, a second shower room with WC, and a separate WC. The independent kitchen can be redesigned according to your wishes. Independent Apartment – Type...

Energy class (old measure) : F - Climate class : F  
Estimated annual energy between 3990 and 5450 € (reference year 2026)  
Document non contractuel - 25/05/2026



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EURL SANTI EXPERTIMMO PROVENCE, au capital de 5 000€

N°TVA Intra : FR70509911624 et SIRET 509 911 624 00047 code NAF 6831Z

RCS Marseille N°8509 911 624 - Carte professionnelle Transaction sur Immeuble et fonds de commerce, Gestion immobilière et Prestations touristiques N° CPI 1310

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