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## Traditional villa very close to the beach in Saint Cyprien

**Saint Cyprien** , **Pyrénées-Orientales** , **Occitanie**



**€1,768,000**

**inc. of agency fees**

**5 Beds   5 Baths   235 sqm   610 sqm**

Exceptional location for this magnificent architect villa in the golden square of Saint Cyprien plage. Direct access to the sand and seafront from your garden!

### At a Glance

**Reference** MFH-MSA53278  
**Bed** 5  
**Land** 610 sqm

**Near to** Perpignan  
**Bath** 5  
**Pool** No

**Price** €1,768,000  
**Hab.Space** 235 sqm  
**Land Tax** €3951.00

### Property Description

Exceptional location for this magnificent architect-designed villa ideally located in the golden square of Saint Cyprien plage in the Pyrénées-Orientales department of the [Occitanie](#) region.

A gate at the end of the beautifully formed small tree garden provides direct access to the sand and seafront,

you could go and have breakfast there on a nice morning...

This traditional built property offering 235 sq.m of comfortable living space, consists of a large entrance that leads to the fitted kitchen.

Upstairs, there's a large office with terrace, 4 bedroom suites each equipped with a bathroom, toilet and a terrace with a sublime view of the sea.

On the 2nd floor is the 5th bedroom with a shower room, an office and the icing on the cake; a Saint-Tropez terrace with a view on the sea, the coast and the Pyrenees.

## **THE ACCOMMODATION**

### **The ground floor**

- entrance and hall - 14.7 sqm
- office - 8.21 sqm
- 2 living rooms - 39.26 sqm - 2 fireplaces
- garage : 24 sqm
- wine cellar - 2.5 sqm

### **The first floor and attic on top floor**

- bedroom 1 with bathroom - 29.7 sqm
- bedroom 2 with shower - 21.21 sqm
- bedroom 3 with bathroom - 27.07 sqm
- bedroom 4 and shower - 15.3 sqm
- bedroom 5 - 15.3 sqm
- landing 12 sqm
- office - 14 sqm
- laundry - 7.05 sqm
- upper terrace - 24 sqm
- attic used as bedroom 6 - 15 sqm

## **OUTSIDE**

- BBQ area
- easy maintenance in garden
- 2 terraces
- there's a gate in the back garden, open the gate, cross the pedestrian alley and you your feet are on the sand !

## THE AREA AND ACCESS

- center of Saint Cyprien
- all amenities close
- Perpignan is at 15 min
- airport at 20 min

*This exceptional location is very rare, and this villa must be visited quickly.*

## Environment & Surroundings

Near Airport/Ferries? ✓  
Near to Shops? ✓  
Near to Schools? ✓  
Public Transport? ✓  
Near to a Golf Course? ✓  
Is near the Coast? ✓  
Ocean View? ✓

## And Before You Ask

Exposure: South  
Condition: Needs upgrading and modernising  
Heating System: Other  
Reason for selling: Familial reasons  
Condition of Roof: Very good condition  
Drainage: Connected to mains town system  
Land Tax: €3951.00



## Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€1,768,000

## Key Information

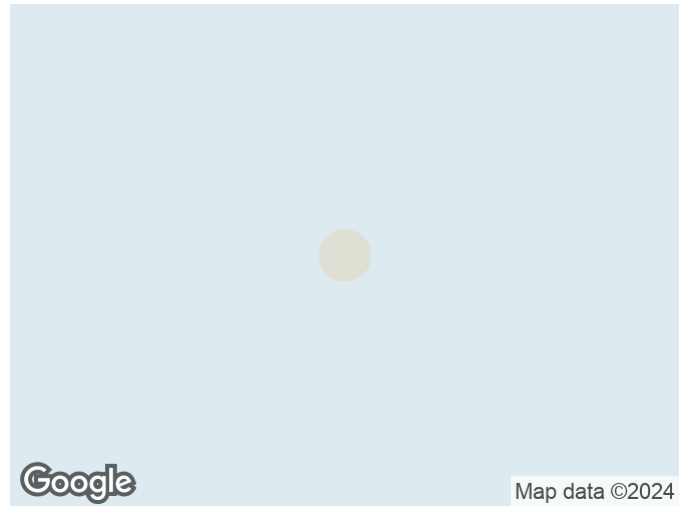
Year Built:	1978
Internal Area:	235 sqm
Land Area:	610 sqm
Floor:	3
Number of Fireplaces:	3

### Property Features:

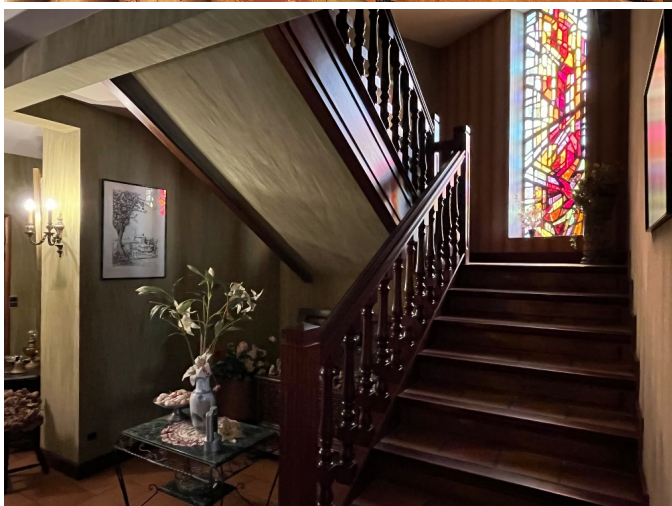
- Incredible situation just on the edge on the beach
- fantastic view on the sea
- views from upper terrace on Pyrenees
- situated in the center of Saint Cyprien
- garden
- potential in the house
- all amenities by foot

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



## Gallery











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