



AGIR POUR LE LOGEMENT

# Gontier Immobilier

www.gontier-immo.com

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✉ contact@gontier-immo.com

299 000 €

Buying immeuble

Surface : 158 m<sup>2</sup>

Inner condition : good

Features :

double glazing, Porte blindée

6 bedroom

3 showers

3 WC



## Immeuble Argelès-sur-Mer

Come and discover this apartment building of 158 m<sup>2</sup>, in ARGELES VILLAGE (66700). This crossing building has two independent entrances. On the ground floor, there is access via an entrance hall to an apartment with one bedroom, a small bedroom/office, living room with fitted kitchen area, a shower room and toilets. Through the second entrance, one enters the common areas with a room under the stairs. On the 1st floor, the landing distributes two duplex apartments. The first consists of a living room with fitted kitchen area, a laundry room and on the 2nd, 2 bedrooms, shower room and toilet. The last apartment has a living room/equipped kitchen area, toilets. On the 2nd, two bedrooms, shower room with WC. Both duplexes are air-conditioned. The building is fully rented for a total amount of €1,790 including charges. The building is located in the town of ARGELES VILLAGE. Several schools (nursery, elementary and college) are located less than 10...

### Legal information

299 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 708 and 956 € (reference year 2023)  
Document non contractuel - 17/05/2025



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RCS 510009566 - Code NAF 703A - SIRET 510009566 0017 - Garantie financière : Allianz - Montant garantie financière : 110000 €

Document non contractuel - Barème des prix disponible sur notre site internet