



AGIR POUR LE LOGEMENT

# Gontier Immobilier

[www.gontier-immo.com](http://www.gontier-immo.com)

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212 000 €

**Buying house**

**3 rooms**

**Surface : 75 m²**

**Surface of the living : 25 m²**

**Surface of the land : 303 m²**

**Year of construction : 1991**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : good**

**Couverture : tiles**

**Features :**

Bedroom on ground floor, double glazing,  
air conditioning

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

**Legal information**

212 000 €

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)



## House 1924 Sorède

EXCLUSIVELY AT GONTIER IMMOBILIER House for sale located in the charming village of Sorède located 10 minutes from the beaches of Argeles sur mer, a unique opportunity to own a house of 75 m² on a plot of 303 m². This single-storey house, facing south, offers a clear view and lots of sunshine. It consists of a 25 m² living room and an independent equipped kitchen. Thermal comfort is ensured by reversible air conditioning. The interior condition requires some modernization. Built in 1991, the house is in good condition, adjoining on one side and its sanitation is connected to the sewer. It has two bedrooms, a bathroom (with bathtub and shower), a separate toilet, a terrace and a large garage. Additional services such as double glazing, electric shutters and the bedroom on one level are also worth noting. The Albères sector in Sorède, located in the magnificent Pyrénées-Orientales region, is a real invitation to discovery. Sparkling with...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 923 and 1249 € (reference year 2022)  
Document non contractuel - 27/07/2024



Agence Gontier Immobilier - 2 avenue du 8 mai 1945 - 66700 Argelès-Sur-Mer

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Carte professionnelle n°CPI 6601 2018 000 030 848 - RCS 510009566

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

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