



AGIR POUR LE LOGEMENT

# Gontier Immobilier

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212 000 €

Buying house

3 rooms

Surface : 75 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 303 m<sup>2</sup>

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

25/02/2024 - Prix T.T.C



## 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 m<sup>2</sup> on a plot of 303 m<sup>2</sup>. This single-storey house, facing south, offers a clear view and lots of sunshine. It consists of a 25 m<sup>2</sup> 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 diversity, it offers an exceptional panorama ranging from green peaks to the azure Mediterranean. This little corner of paradise is ideal for nature lovers. Rich in hiking trails and mountain bike trails, the Albères are a privileged place for hiking. They are also home to a diverse flora and fauna living in the heart of a dense and wild



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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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