



AGIR POUR LE LOGEMENT

# Gontier Immobilier

www.gontier-immo.com

☎ 04 68 54 71 97

✉ contact@gontier-immo.com

760 000 €

Buying house

5 rooms

Surface : 217 m<sup>2</sup>

Surface of the living : 70 m<sup>2</sup>

Surface of the land : 9100 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

Bedroom on ground floor, double glazing,

Laundry room

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

17/04/2024 - Prix T.T.C



## House 1942 Sorède

The GONTIER IMMOBILIER agency in Argeles sur mer offers you the sale of a magnificent charming individual residence located in Albères, a peaceful and popular area of Sorède. Built in 2006 with quality materials, it overflows with comfort and modernity with excellent interior condition. Located on a generous plot of 9,100 m<sup>2</sup>, the villa offers a living area of 217 m<sup>2</sup>, including 70 m<sup>2</sup> of living room, with a South-West exposure and an unobstructed view. The house has three spacious bedrooms with cupboards, a bathroom, a shower room, and two toilets, a mezzanine office and attic space converted into an extra bedroom. The services include a bedroom on one level, double glazing, and a laundry room. The kitchen is independent and well equipped. Oil heating and electric hot water are also available. Outside, there are two large terraces and a double garage of 135m<sup>2</sup>. Sewerage sanitation. A real opportunity to seize, by contacting Marc Charter, director of the agency, Gontier real estate. Sorède, zip code 66690, has a real estate market full of potential for those looking to purchase a home. One of the strong points of this region is its exceptional location: nestled in the heart of the Pyrénées-Orientales, between sea and mountains, it offers an idyllic living



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

Tél: 04.68.54.71.97 - contact@gontier-immo.com

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

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

Document non contractuel