



AGIR POUR LE LOGEMENT

**Gontier Immobilier**

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**308 000 €**

**Buying house**

**4 rooms**

**Surface : 95 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 413 m<sup>2</sup>**

**Year of construction : 1987**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : A rafraîchir**

**External condition : good**

**Features :**

Bedroom on ground floor, double glazing,

Laundry room

3 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

29/04/2024 - Prix T.T.C



### House Argelès-sur-Mer

Take advantage of this unique opportunity to acquire a charming terraced house by the garage, built in 1987, ideally located in Argelès-sur-Mer. This 95 m<sup>2</sup> residence, on one level, offers you an interior to refresh, with a beautiful South West exposure. Its land of 413 m<sup>2</sup> offers a beautiful open panorama. The house has a bright living room of 30 m<sup>2</sup> and a fitted independent kitchen. It is equipped with city gas heating and has a laundry room. The sleeping area consists of three bedrooms on one level, a shower room and a separate toilet. A welcoming terrace completes this property. Don't hesitate, come visit! Argelès-sur-Mer, located in the heart of the Pyrénées-Orientales, has several real estate assets. First of all, it benefits from an idyllic setting, between sea and mountains, offering a wide variety of landscapes. Houses for sale in Argelès-sur-Mer generally offer magnificent views, either of the Mediterranean Sea or of the Albères mountains. Another strong point, the city enjoys a Mediterranean climate, guaranteeing exceptional sunshine throughout the year. Finally, Argelès-sur-Mer is well served by transport and offers numerous services and leisure activities, which makes it very attractive for families, retirees or people looking for a second home.

Fees and charges :

308 000 € fees included



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

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