

205 000 €

**For sale appartement**  
**2 rooms**  
**Surface : 55 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**  
**Year of construction : 1970**  
**Exposition : Est ouest**  
**View : Bord de mer**  
**Hot water : Individuelle électrique**  
**Inner condition : Rénové**  
**Standing : Résidentiel**  
**Building condition : Bon**

**Features :**

Double vitrage, Résidence sécurisée,  
 Calme, Résidentiel, Volets roulants  
 électriques, Parking visiteurs

1 bedroom  
 1 shower  
 1 WC  
 1 parking

**Energy class (dpe) : D**

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

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 12/03/2025 - Prix T.T.C



## Appartement 185A/25 Banyuls-sur-Mer

Magnificent 2-room apartment in Banyuls-sur-mer, on the 4th and top floor of a residential building built in 1970, in good condition. Tastefully renovated, this 55 m<sup>2</sup> property offers a sublime view of the seaside and the pine forest thanks to its East-West exposure. It has a bright 25 m<sup>2</sup> living room with a large bay window that opens completely, which creates an exterior, and a fully equipped independent kitchen. This property also offers a bedroom with closet, a shower room, a separate toilet and a parking space. Enjoy the comfort of individual heating by reversible air conditioning. You will also appreciate its high-end services: double glazing, electric roller shutters, secure residence, visitor parking and a calm and residential environment. Choice acquisition on the Cerbère road far from the nuisances of the road. In addition, you will benefit from access reserved for owners to the thalassotherapy center. Banyuls-sur-Mer, located in the charming Pyrénées-Orientales region, offers undeniable real estate appeal, especially for buying a 2-room apartment. Ideally located between the sea and the mountains, this town offers an exceptional environment combining natural landscapes and a mild climate. The apartments available are attractive for their typical Catalan architecture



Well condominium

Chic Immobilier - 31 Route Nationale, 66700 Argelès-sur-Mer  
 T. 04 48 19 29 28 - contact@chic-immobilier.fr - www.chic-immobilier.fr

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