

445 000 €

**For sale house**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Surface of the land : 426 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud est**

**View : Montagne**

**Hot water : Thermodynamique**

**Inner condition : Bon**

**External condition : Bon**

**Features :**

Chambre de plain-pied, Double vitrage,  
Calme, Buanderie, Cellier, Cheminée,  
Climatisation, Jardin

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel

30/10/2024 - Prix T.T.C



## House 164A/24 Argelès-sur-Mer

In the heart of Argelès-sur-Mer! Magnificent house of 140m<sup>2</sup>, on a plot of 426m<sup>2</sup>, it offers you a breathtaking view of the mountain from its south-east exposure. This pleasant house built in 1980, and is in excellent condition. It consists of a living room of 26m<sup>2</sup>, three bedrooms, a bathroom, a shower room and two toilets. This house also includes an independent equipped kitchen, and offers several comfort services such as double glazing, fireplace, laundry room, storeroom, as well as a reversible air conditioning heating system. Garage adjoining the house, as well as two terraces and three parking spaces. Come and discover this real estate pearl ideally located, close to the village center and let yourself be seduced by its charm and calm. A true haven of peace, ready to welcome you! Located in the Pyrénées-Orientales department, close to Spain, the sea and the mountains, the charming town of Argelès-sur-Mer offers several strong points for buying a house. Ideal for nature lovers, its preserved setting and conducive to outdoor activities is an undeniable asset. Its fine sandy beaches, its forest areas and its proximity to the Pyrenees make it a pleasant place to live. Argelès-sur-Mer also has an attractive real estate market with a diversified offer of houses, from small pavilions to

