

768 500 €

**For sale villa**

**4 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 598 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud est**

**View : Montagne**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**External condition : Neuf**

**Couverture : Tuiles**

**Features :**

Piscine, Pool house, Chambre de plain-pied, Double vitrage, Arrosage automatique, Buanderie, Portail automatique, Calme

3 bedroom

3 terraces

4 showers

4 WC

1 garage

6 parkings

**Energy class (dpe) : A**

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

Document non contractuel

22/12/2024 - Prix T.T.C



## Villa 173A/24 Argelès-sur-Mer

3-sided villa of 180 m<sup>2</sup> on a plot of 598m, located in the sought-after area of Argelès-sur-Mer, a splendid view of the Mountain. The house offers an exceptional living environment thanks to its peaceful surroundings. You will be seduced by its bright living room/kitchen of 55 m<sup>2</sup> and its mezzanine of approximately 40m, overlooking the living room, facing South-East and its fully equipped American kitchen, offering you an opening to the outside, directly onto the swimming pool and the mountains, through large bay windows, with sliding doors. The property has three beautiful bedrooms, three comfortable bedrooms, all with fitted shower rooms, including a large master suite (dressing room and shower room). You will also enjoy the pleasant terraces, facing East - South and West and a comfortable summer kitchen, fitted out in thermotop aluminum, with electric roller shutter closure on the facade and side glass door, Three parking lots and an adjoining garage. A 7/3 salt-water swimming pool for moments of relaxation. Optimal comfort guaranteed with reversible air conditioning heating, thermodynamic hot water production and modern equipment: double glazing, automatic gate, automatic watering system and a laundry room. The house is recently built (2024) and its

