

346 000 €

For sale house

4 rooms

Surface : 103 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>

Surface of the land : 268 m<sup>2</sup>

Year of construction : 1997

Exposition : Est ouest

View : Montagne

Hot water : Gaz

Inner condition : Excellent

External condition : Exceptionnel

Features :

Chambre de plain-pied, Double vitrage,  
Calme

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

09/01/2025 - Prix T.T.C



## House 174A/25 Argelès-sur-Mer

For sale, spacious exceptional house located in a popular area of Argelès-sur-Mer. This residence, built in 1997, offers a living area of 103m<sup>2</sup> on 2 levels. Semi-detached, it is bathed in light thanks to its East-West exposure and offers a breathtaking view of the mountain. The property consists of a large living room of 52m<sup>2</sup>, a fully equipped American kitchen, three bedrooms, including 2 on the ground floor, a shower room on the ground floor and a bedroom with shower room and toilet upstairs. The house also has two terraces and a parking lot. The quality of the materials and the care taken in the finishes make this property a quality investment. Outside, enjoy a beautiful plot of 268m<sup>2</sup> with very little maintenance. For your comfort, the house also has reversible air conditioning, gas heating and is equipped with double glazing with roller shutters. Absolutely peaceful, a true haven of peace awaits you. No work required.

Fees and charges :

346 000 € fees included

