



AGIR POUR LE LOGEMENT

# Gontier Immobilier

www.gontier-immo.com

☎ 04 68 54 71 97

✉ contact@gontier-immo.com

477 000 €

Buying house

5 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 912 m<sup>2</sup>

Year of construction : 1995

Hot water : Electrique

Inner condition : good

External condition : good

Features :

Jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Arrosage automatique, Laundry room, air conditioning

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Legal information

477 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House 1995 Sorède

EXCLUSIVELY at Gontier Immobilier Located in Sorède, a village with all the local shops, this atypical house by its shape offers a beautiful bright living space thanks to its bay windows, an open kitchen equipped and fitted, a storeroom / laundry room giving access to the closed garage. Night side, the house has a bathroom and three bedrooms on the ground floor, one of which has its own shower room. An office or reading area is installed upstairs on the mezzanine. Outside, in a quiet cul-de-sac, not overlooked, on a plot of 912 m<sup>2</sup>, you can enjoy a beautiful terrace with its bioclimatic pergola, a large SPA, barbecue area, camper van space... A borehole (65m) and a chalet of around 20 m<sup>2</sup> complete the ensemble. TO VISIT WITHOUT DELAY!!! For a visit, contact Jennifer RIBETTE, at 07.68.27.60.30 or the GONTIER IMMOBILIER agency at 04.68.54.71.97 contact@gontier-immo.com

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1332 and 1802 € (reference year 2023)  
Document non contractuel - 26/12/2024



Agence Gontier Immobilier - 2 avenue du 8 mai 1945, 66700 Argelès-Sur-Mer

Tél: 04.68.54.71.97 - contact@gontier-immo.com - www.gontier-immo.com

RCS 510009566 - Code NAF 703A - SIRET 510009566 0017 - Garantie financière : Allianz - Montant garantie financière : 110000 €

Document non contractuel - Barème des prix disponible sur notre site internet