



AGIR POUR LE LOGEMENT

Gontier Immobilier

www.gontier-immo.com

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540 800 €

Buying house

5 rooms

Surface : 140 m²

Surface of the living : 42 m²

Surface of the land : 687 m²

Year of construction : 1991

Exposition : Est ouest

View : Montagne

Hot water : Electrique

Inner condition : good

External condition : good

Features :

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, air conditioning

3 bedroom

2 bathrooms

1 shower

2 WC

2 garage

Legal information

540 800 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



House 1998 Argelès-sur-Mer

Between the village and the port, this 4-sided villa of 140 m² of living space offers a beautiful bright living space of more than 42 m², with its central fireplace, a fitted and equipped kitchen, a bedroom, a large bathroom (17m²) with whirlpool bath and Italian shower. Upstairs there is a mezzanine that can offer an office space or a library, two other bedrooms with cupboards and a bathroom. An attic of 17 m² on the ground provides additional storage space. A 30 m² garage and a laundry room adjoining the house complete the ensemble. All in a pleasant 687 m² garden with its swimming pool and a lovely view of the Albères.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2060 and 2860 € (reference year 2023)
Document non contractuel - 22/12/2024



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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