

€ 279 000

**Buying house**

4 rooms

Surface : 78 m<sup>2</sup>

Surface of the land : 95 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

**Amenities :**

Double Glazing, Calm, Laundry room,  
Cellier, Pool, Air conditioning, garden

3 bedroom

2 terraces

1 shower

2 WC

1 garage

**Energy class (dpe) : C**

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

Fees and charges :

Annual current expenses 1 200 €

Well condominium

16 lots in the condominium 279 000 €  
fees included

29/04/2024 - Prix T.T.C



### House Argelès-sur-Mer

Fully furnished T4 apartment with large private swimming pool, it has a garage of 41.38m<sup>2</sup>, a terrace of approximately 60m<sup>2</sup> with 3m swimming pool. 8m wide. in length, on the 1st level, you will find 3 beautiful bedrooms with cupboards, a shower room, a toilet with independent hand basin, on the last level a large living room opening onto a 12.50m<sup>2</sup> terrace with open view, a separate equipped kitchen, an independent toilet. Two independent entrances to this air-conditioned apartment. Very good annual or seasonal rental profitability! Numerous services: electric roller shutters, double glazing, etc. Low copro charges. Come and discover this extremely rare property in the village of Argeles sur mer. Contact Carine- AGENCE MARINE IMMOBILIER: 06.29.57.44.39 Ref. : 425V293M - Mandat n° 1743



Marine Immobilier - 10 Chemin de Palau - 66700 Argelès-sur-Mer

Tél: 04 68 81 61 81 - syndic@marineimmo.com

Carte professionnelle n°N° CPI 6601 2018 000 030 633 de la CCI de Perpignan - Transactions sur immeubles & fonds de commerce et syndic de copropriété - RCS 503 544 561

Code NAF 6831z - SIRET 503 544 561 00015 et 503 544 561 00049 - Garantie financière : QBE France - montant de 110 000€ (transaction) et 1 500 000€ (syndic) - Cœur Défense - Tour A - 110, Esplanade du Général de Gaulle - 93 931 LA DEFENSE CEDEX - Document non contractuel - n