

220 000 €

Contact agency  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
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For sale apartment

3 rooms

Surface : 59 m²

Surface of the living : 21 m²

Year of construction : 2023

Exposition : Nord est

View : Citadine

Hot water : Individuelle

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

lift, double glazing, gated, CALM, armored door, Secure portal, AIR CONDITIONING, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

15/06/2025 - Prix T.T.C



### Apartment 3371 Argelès-sur-Mer

Close to amenities: new furnished apartment with a surface area of almost 60 m<sup>2</sup>, with terrace, comprising an entrance to a living room, fitted kitchen, 2 bedrooms with fitted wardrobes, one of which opens onto the loggia, a storeroom, a shower room, and a WC. Possibility of purchasing a garage with cellar of an area of 30 m<sup>2</sup> at an additional cost. Ideal for a rental investment or a primary residence, this spacious apartment, located on the ground floor, complies with PMR standards. Services : secure residence with elevator, shared bicycle storage, VMC, PVC double-glazed joinery with electric roller shutters, air conditioning and convactor, towel dryer, thermodynamic water heater, tiling, fitted kitchen and bathroom, walk-in shower, fitted cupboards. SEIZE IT: NOTARY FEES ARE FREE UNTIL JULY 31, 2025.

Fees and charges :

Annual current expenses 480 €

Well condominium

20 lots in the condominium 220 000 € fees included

