

289 000 €

Contact agency
LE LAGON IMMOBILIER

9, rue Bossuet

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For sale apartment

3 rooms

Surface : 62 m²

Surface of the living : 27 m²

Exposition : Nord ouest

View : Dégagée

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

double glazing, gated, AIR CONDITIONING,
Local common bikes, residential, electric
shutters

2 bedroom

1 terrace

2 show ers

1 WC

2 parkings

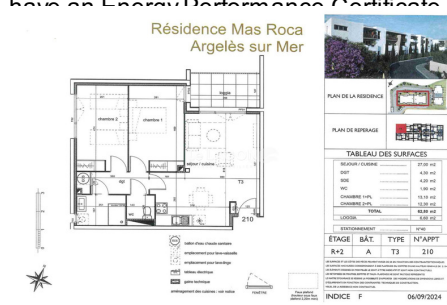
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15/06/2025 - Prix T.T.C



Apartment 3372 Argelès-sur-Mer

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, compliant with the RE 2020-2025 regulations, 65 apartments from type 1 to type 4. On the second and top floor, a NEW corner apartment with a surface area of 62.80 m² with loggia, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 27 m² with access to the loggia of almost 7 m², 2 beautiful bedrooms with closet, a bathroom equipped with walk-in shower, separate WC. The apartment has 2 private parking spaces. Apartment features : RE2020-2025 milestone construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, insulating landing door, fitted cupboards with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms, fitted kitchen, washbasin on unit + mirror + mixer tap + taps, shower tray and shower screen, electric heating in the living room and bedrooms, heated towel rail (SDE), thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and lighting on private exteriors, interior painting (walls, ceilings and frames), tiled loggia. Residence amenities: green spaces, secure access to buildings, shared bicycle storage. Thanks to its high-quality amenities, MAS ROCA is ideal for both a primary residence and a rental investment. All properties will have an Energy Performance Certificate (DPE) of A. --- REDUCED NOTARY FEES



is included