annonceFRANCE.immo

359 000 €

Contact agency

LE LAGON IMMOBILIER

9, rue Bossuet

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For sale apartment

3 rooms

Surface : 78 m²

Surface of the living : 42 m²

Exposition : Sud est

View : Dégagée

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

double glazing, gated, AIR CONDITIONING, electric shutters

2 bedroom

1 terrace

2 showers
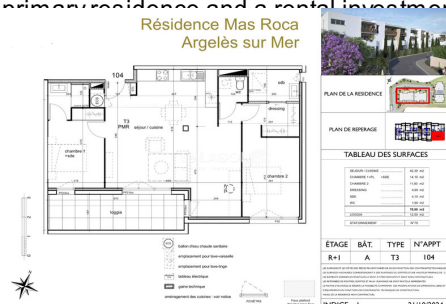
1 WC

2 parkings

1 cellar

Document non contractuel

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 first floor, a NEW corner apartment with a surface area of almost 80 m 2 with loggia facing due SOUTH, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 42 m 2 with access to the loggia of 12 m 2 , 2 separate sleeping areas of 20 and 14 m 2 , one of which has access to the outside, a bathroom equipped with walk-in shower and a separate WC. The apartment has a storeroom and 2 private parking spaces. Apartment services: RE2020-2025 milestone construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, insulating landing door, fitted wardrobes 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, reversible air conditioning, towel dryer (SDE), wall-hung toilet, 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

DUCED NOTARY FEES OFFERED for all

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s included