annonce FRANCE .immo

352 600 €

Contact agency
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For sale apartment
3 rooms
Surface : 56 m²

Surface of the living : 49 m²
Exposition : Sud est
View : Dégagée
Hot water : Individuelle thermodynamique
Inner condition : NEW
Standing : residential
Building condition : NEW

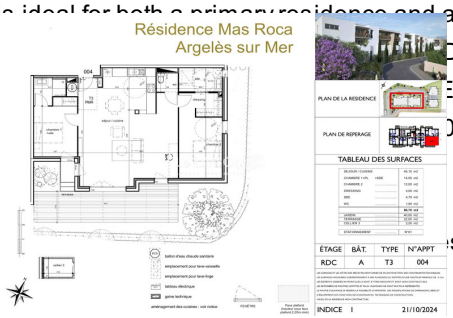
Features :
double glazing, gated, AIR CONDITIONING, residential, electric shutters

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 ground floor, a NEW corner apartment with a surface area of almost 87 m2 with terrace and private garden facing SOUTH, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 50 m2 with access to the 22 m2 terrace and its private garden of 40 m2 , 2 separate sleeping areas of 21 and 15 m2 with access to the exterior, a bathroom equipped with Italian 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 terrace. 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



DPE) of A. This apartment is suitable for
ED NOTARY FEES OFFERED for all
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