

279 000 €

Contact agency

Scandimmo

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For sale apartment

4 rooms

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

Surface of the living : 37 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud ouest

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

3 bedroom

3 terraces

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/05/2024 - Prix T.T.C



### Apartment 771 Argelès-sur-Mer

BRIGHT APARTMENT ON 3 LEVELS WITH PRIVATE POOL IN THE HEART OF ARGELÈS-SUR-MER In this beautiful, bright apartment, you can pack your bags and immediately enjoy your vacation! It is very well maintained by its Norwegian owners and sold fully furnished and equipped for six people. It benefits from a large garage with space for a car and bicycles. Entrance can be through the garage or through the main entrance located at street level. On this level there is a beautiful and bright kitchen, a guest toilet and a large living room with access to the sunny south-facing terrace. A staircase leads down to the sleeping area including three bright bedrooms, a bathroom and separate toilets. On the lower level is the spacious garage, and access to the 3x8 meter swimming pool. The accommodation is equipped with fiber optic, air conditioning, double glazing and electric roller shutters. Low municipal charges and good rental potential. The village of Argelès, with shops and amenities, is a two-minute walk from the apartment. The local market takes place on Wednesday and Saturday. In high season, night markets take place every day. The beach can be reached in ten minutes by bike and five minutes by car. This beautiful region has much to offer all year round, and it is very easily accessible by plane, train or car. Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.com/fr](http://www.georisks.com/fr)

