

369 000 €

Contact agency
LE LAGON IMMOBILIER

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For sale apartment

4 rooms

Surface : 89 m²

Surface of the living : 33 m²

Year of construction : 2025

Exposition : Nord ouest

View : Dégagée

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

lift, double glazing, gated, AIR
CONDITIONING, residential, electric
shutters

3 bedroom

2 terraces

2 showers

1 WC

2 parkings

1 cellar

Document non contractuel

01/07/2025 - 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 89 m² with terraces and private garden facing WEST, comprising an entrance hall with storage, a living room-lounge-equipped American kitchen of approximately 34 m² with access to 2 terraces of 15 m² and 10 m² and its private garden of 157 m², 3 beautiful bedrooms with access to the exterior including a master suite of 16 m² with private bathroom, 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 family home and a holiday home. All properties will have an Energy Performance Certificate (EPC). This apartment is suitable for people with reduced mobility. **NO FEES OFFERED** for all reservations



as included