

299 000 €

**Contact agency**

**Agence Gontier Immobilier**

2 avenue du 8 mai 1945

66700 Argelès-Sur-Mer

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**For sale building**

**Surface : 158 m<sup>2</sup>**

**Inner condition : GOOD**

**Features :**

double glazing, armored door

6 bedroom

3 show ers

3 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

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



**Building Argelès-sur-Mer**

Come and discover this apartment building of 158 m<sup>2</sup>, in ARGELES VILLAGE (66700). This crossing building has two independent entrances. On the ground floor, there is access via an entrance hall to an apartment with one bedroom, a small bedroom/office, living room with fitted kitchen area, a shower room and toilets. Through the second entrance, one enters the common areas with a room under the stairs. On the 1st floor, the landing distributes two duplex apartments. The first consists of a living room with fitted kitchen area, a laundry room and on the 2nd, 2 bedrooms, shower room and toilet. The last apartment has a living room/equipped kitchen area, toilets. On the 2nd, two bedrooms, shower room with WC. Both duplexes are air-conditioned. The building is fully rented for a total amount of €1,790 including charges. The building is located in the town of ARGELES VILLAGE. Several schools (nursery, elementary and college) are located less than 10 minutes from the property. On the transport side, there is a train station a few steps from the house. For your leisure, you can count on the Le Jaures cinema a few steps from the accommodation. There are also many restaurants and a post office. Finally, 2 markets enliven the district.

**Fees and charges :**

299 000 € fees included

