

249 000 €

Contact agency
LE LAGON IMMOBILIER

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For sale house

3 rooms

Surface : 94 m²

Surface of the living : 35 m²

Surface of the land : 203 m²

Year of construction : 1985

Exposition : Nord est

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : tiling

Features :

CALM, separate kitchen, garden,
GARAGE, double glazing

2 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

02/07/2025 - Prix T.T.C



House 3378 Argelès-sur-Mer

Located in a peaceful neighborhood, just a few steps from the beaches and amenities, this 95 m² house, on two levels, offers great potential. Ideal for both a primary residence and a rental investment. It has two terraces, both at the front and at the back, allowing you to enjoy the sun at any time of the day. On the ground floor, you will be welcomed by a living room offering exceptional brightness of approximately 35 m², a separate kitchen, a bathroom that can be converted into a pantry or laundry room, and a separate toilet. On the first floor, two large bedrooms with parquet floors, a bathroom, an office space which can easily be converted into a third bedroom according to your needs and a separate toilet. At the rear, a private garden with no vis-à-vis and a 14m2 garage. Some renovation work is recommended to bring out all the inherent charm of this property.

Fees and charges :

Well condominium

249 000 € agency fees 3,61% à the responsibility of the buyer included

