

418 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / twimmo@franskbolig.fr

For sale house

5 rooms

Surface : 102 m²

Surface of the living : 38 m²

Year of construction : 2005

View : Citadine

Hot water : Electrique

Inner condition : excellent

Features :

AIR CONDITIONING, Walking distance to shops, double glazing, fireplace, electric shutters

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/06/2025 - Prix T.T.C



House 869 Argelès-sur-Mer

Beautiful town house full of charm in the heart of Argelès. Garage, two terraces and just a few minutes by bike from the sea! Discover this delightful town house, nestling in a picturesque, peaceful street in the heart of the old town of Argelès-sur-Mer. Spread over three generously proportioned levels and linked by a pleasant staircase, it combines modernity and authenticity. On the ground floor, a welcoming sleeping area awaits you: a large bedroom with an en suite bathroom, a guest toilet and a functional utility room. The private 15 m² garage can be accessed directly from this level. On the middle floor, you'll find a bright living room that opens onto an elegant oak kitchen with marble worktops. The impressive fireplace and French window opening onto a French balcony add a warm atmosphere, while large sliding doors invite you to enjoy the 8 m² sheltered terrace, ideal for relaxing in the open air. On the top floor, the master suite will surprise you with its cathedral ceiling rising to almost 4 metres. Here you'll find a bespoke dressing room, a sumptuous bathroom with jacuzzi and a separate toilet. From the bedroom, you have access to a second 8 m² roof terrace, perfect for contemplating the picturesque village life. A final staircase leads to a cosy mezzanine, converted into an extra bedroom. There is free public parking 100 m from the house. All around, the village reveals itself through its colourful lanes, typical restaurants, bakeries, butchers and greengrocers, not forgetting the



are around two hours' drive to the south, Montpellier is one and a half hours' drive to the north, and Perpignan can be reached quickly by TGV. This exceptional house combines contemporary comfort, meticulous finishing and a privileged location. Contact us for a viewing!

Fees and charges :

418 000 € agency fees 4,55% à the responsibility of the buyer included

