

**399 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

06200 Nice

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**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

15/06/2025 - Prix T.T.C



## House 869 Argelès-sur-Mer

Very beautiful town house full of charm in the heart of Argelès. Garage, two terraces and a few minutes by bike from the sea! Discover this charming townhouse, nestled on a picturesque and peaceful street in the heart of the old town of Argelès-sur-Mer. Spread over three generously proportioned levels and connected by a charming staircase, it combines modernity and authenticity. On the ground floor, a welcoming sleeping area awaits you: a spacious bedroom with an en-suite bathroom, a guest toilet, and a functional laundry room. The 15 m² private garage is directly accessible from this level. On the middle floor, you'll be charmed by a bright living room opening onto a sleek oak kitchen with marble countertops. The imposing fireplace and French doors opening onto a French balcony create a warm atmosphere, while large sliding doors invite you to enjoy a sheltered 8 m² terrace, ideal for relaxing outdoors. On the top floor, the master suite will amaze you with its cathedral ceiling, reaching nearly 4 meters. You'll discover a custom-made dressing room, a sumptuous bathroom with a jacuzzi, and a separate toilet. From the bedroom, you access a second 8 m² roof terrace, perfect for contemplating the picturesque village life. A final staircase leads to a cozy mezzanine, converted into a guest bedroom. For further information, please contact Ms Helen Benatia at 06 52 09 25 59 Free public parking is located 100 m from the house, in addition to the private garage. All around, the village unfolds through its



Argelès-sur-Mer is easily accessible by road, train or plane. Barcelona and its airport are about two hours' drive to the south, Montpellier is 1.5 hours to the north, and the TGV provides quick access to Perpignan. Please do not hesitate to call Helen at +33 6 52 09 25 59 for further information. This exceptional home combines contemporary comfort, exquisite finishes, and a prime location. Contact us for a viewing! Information on the risks to which this property is exposed is

available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Notary fees will be reduced for you thanks to the separation of the agency fees (paid by the buyer) and the net sale price agreed with the seller: you pay the same price in the end, but you are taxed much less. With Scandimmo you will benefit from notary fees calculated on the net seller price (and not on the displayed sale price)

Fees and charges :

399 000 € agency fees 4,76% à the responsibility of the buyer included