

**349 000 €**

**Contact agency**

**Chic Immobilier**

31 Rte Nationale

66700 Argelès-sur-Mer

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**For sale house**

**4 rooms**

**Surface : 74 m²**

**Surface of the living : 26 m²**

**Surface of the land : 200 m²**

**Year of construction : 1975**

**Exposition : Sud ouest**

**View : Montagne**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : renovated**

**Features :**

Poêle à pelés, double glazing, CALM

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

2 cellars

Document non contractuel

05/07/2025 - Prix T.T.C



### House 209A/25 Argelès-sur-Mer

Charming house nestled in the heart of a sought-after area of the village of Argelès-sur-Mer. You will be charmed by this completely renovated residence, built in 1975, featuring a refined interior in good condition. Spanning 74 m² and distributed over half levels, the house has a bright living room of 26 m², a separate and equipped kitchen, three comfortable bedrooms with storage, a bathroom, two separate toilets and is completed by a sunny southwest-facing terrace offering an inspiring view of the mountains. The property, which also includes a parking space and two cellars, is set on a 200 m² plot. Mains gas heating and hot water, double-glazed insulation, and a peeling stove provide added comfort. The property is semi-detached on two sides. Come and experience moments of relaxation in a calm and peaceful atmosphere. Argelès-sur-Mer, 66700, is a picturesque village on the French Mediterranean coast, located in the Pyrénées-Orientales region. This area captivates with its blend of maritime landscapes, mountains, and verdant countryside. The old town of Argelès-sur-Mer proudly displays its traditional Catalan architecture, shady alleyways, and friendly cafés. Numerous cultural and folkloric events are held there throughout the year. The proximity to the sea offers a variety of water activities, while the sandy beaches attract sunbathers and relaxation seekers. The village of Argelès-sur-Mer attracts both tourists and residents with its authentic charm and natural richness.

**Fees and charges :**

349 000 € fees included

