

320 000 €

Contact agency

Scandimmo

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For sale house

4 rooms

Surface : 146 m²

Surface of the living : 49 m²

Surface of the land : 397 m²

Year of construction : 1900

Inner condition : GOOD

Features :

POOL, CALM, double glazing, fireplace

3 bedroom

2 show ers

3 WC

1 garage

1 parking

Energy class (dpe) : F

Emission of greenhouse gases (ges) : B

Document non contractuel

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



### House 862 Argeliers

Charming stone house near the Canal du Midi In Argeliers, a beautiful village crossed by the famous Canal du Midi, this charming stone house awaits you in a peaceful environment, a stone's throw from shops and amenities. The property combines old-world charm with generous volumes and a pleasant exterior. Located only 12 minutes from Saint-Marcel, and close to Capestang and Narbonne, it offers a peaceful living environment while still being close to everything you may need. From the moment you enter, you will be charmed by the atmosphere. On the ground floor, a bright kitchen, with its elegant granite worktop, opens onto a vast living space of over 49 m². Three large French windows flood the room with light and provide direct access to the garden and swimming pool, perfect for making the most of the sunny days. The upper floor offers three comfortable bedrooms as well as an office, which can easily be used as an extra bedroom. Two bathrooms, three toilets, a garage, a wine cellar, and a private closed parking space complete this property designed for everyday life as well as for relaxation. The house is sold furnished. The living area is approximately 146 m² on a plot of 397 m². Please note: some insulation work will be required to optimize thermal comfort. Argeliers is a lively and welcoming village, captivating with its authenticity, its canal walks, and the friendliness of its residents. Whether you're looking for a primary residence or a vacation home, this property is an

