

325 000 €

**Contact agency**

**Agence Gontier Immobilier**

2 avenue du 8 mai 1945

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**For sale house**

**4 rooms**

**Surface : 104 m²**

**Surface of the living : 32 m²**

**Surface of the land : 1356 m²**

**Year of construction : 1979**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, Laundry room

3 bedroom

2 terraces

2 showers

2 WC

1 parking

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

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



**House 1997 Sorède**

Magnificent detached house of 104 m², nestled in the Albères district in Sorède located 10 minutes from the beaches of Argeles sur mer, will delight you with its clarity and calm. Facing East-West, it offers a breathtaking unobstructed view. Built on a plot of 1356 m², this residence is ideal for lovers of green spaces. Built in 1979, it is in good condition and offers all the comfort with an independent equipped kitchen, heating by heat pump and an electric hot water system. Composed of a living room opening onto two large terraces, two beautiful bedrooms, a shower room and a toilet, An independent studio composed of a kitchen, a bedroom, a bathroom, a toilet, completes this property. This villa is perfect for a family. In addition, its two terraces, its parking and its cellar complete its amenities. Come and discover this gem! Sorède, located in the Pyrénées-Orientales department in the Occitanie region, offers a property market full of attractions for those looking to buy a house. The village is renowned for its rich historical heritage, its picturesque environment and the quality of life it offers. Houses in Sorède often have charming features, such as stone walls, exposed beams, sunny terraces, all at more competitive prices than in the larger neighbouring towns. The proximity to the sea and the mountains, the tranquility of the village, as well as the presence of local amenities, make Sorède an ideal place for a property investment. For a viewing contact Mère Chartier, director of the

