

477 000 €

**Contact agency**

**Agence Gontier Immobilier**

2 avenue du 8 mai 1945

66700 Argelès-Sur-Mer

04.68.54.71.97 / contact@gontier-immo.com

**For sale house**

**4 rooms**

**Surface : 131 m²**

**Surface of the living : 37 m²**

**Surface of the land : 800 m²**

**Year of construction : 1999**

**Exposition : Est ouest**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, court, AIR CONDITIONING

3 bedroom

3 bathrooms

3 WC

1 garage

3 parkings

**Energy class (dpe) : D**

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

Document non contractuel

02/05/2025 - Prix T.T.C



**House 2017 Sorède**

Located in Sorède, less than 10 minutes from the beaches of Argeles and 20 minutes from Spain, village with schools and local shops. Traditionally built house from 1999, 4 sides on 800 m² of beautifully wooded land. On the ground floor you will find: an entrance hall, a bright living room with an insert fireplace, a fitted and equipped kitchen, a bedroom with its shower room and a storeroom and a second shower room with toilet. Upstairs: a landing leading to two beautiful bedrooms, each with their own closet, a shower room and a separate toilet. Outside you will find space to accommodate cars,

**Fees and charges :**

477 000 € fees included

