

**549 000 €****Contact agency****Tech Immobilier**

187, Avenue du Tech

66700 Argelès sur Mer

04 68 81 09 01 / contact@techimmobilier.com

**For sale villa****6 rooms****Surface : 113 m<sup>2</sup>****Surface of the living : 47 m<sup>2</sup>****Surface of the land : 439 m<sup>2</sup>****Year of construction : 1991****Exposition : Sud****Hot water : Electrique****Inner condition : excellent****External condition : GOOD****Couverture : tiling****Features :**

Bedroom on ground floor, double glazing,

CALM, fireplace, garden

5 bedroom

3 terraces

2 showers

2 WC

1 parking

**Energy class (dpe) : D****Emission of greenhouse gases (ges) : B**

Document non contractuel

04/06/2024 - Prix T.T.C

**Villa 4054 Argelès-sur-Mer**

FOR SALE VILLA F6 ARGELES PLAGE Close to the beaches, Beautiful Traditional Villa (1991), F6, 113m<sup>2</sup> sh, composed on the ground floor of an open living room-kitchen 47m<sup>2</sup> cathedral ceiling, open fireplace, bedroom with bathroom with walk-in shower, storage cabinet. Upstairs, mezzanine, 4 bedrooms, two of which have exits onto private terraces, bathroom. Wc. garage. Impeccable interior condition, villa bathed in light. Information on the risks to which this property is exposed is available on the Géorisks website: <https://www.georisks.gouv.fr> For more information, contact TECH IMMOBILIER on 04.68.81.09.01

**Fees and charges :**

549 000 € fees included