

462 000 €

**Contact agency**

**La Montagne Immobilier**

4 Rue Maréchal Foch

65400 Argelès-Gazost

05 62 97 92 64 / lamontagne-  
immobilier@neuf.fr

**For sale mansion**

**10 rooms**

**Surface : 215 m²**

**Surface of the living : 46 m²**

**Surface of the land : 777 m²**

**Year of construction : 1890**

**Exposition : Sud**

**View : Montagne**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

double glazing, Laundry room

6 bedroom

1 terrace

2 showers

3 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



**Mansion 848/2024 Argelès-Gazost**

Beautiful House of Character, benefiting from all the amenities of the city center without the constraints. Built in stone on the ground floor + 2 floors, it includes a T5 accommodation overlooking a private garden and a T4 accommodation with independent access. Note that the house can be lived in over its entire surface area via an internal distribution staircase. An annex used as a garage, storage and boiler room is also built on the 777m² plot. Set in good condition, facing south and benefiting from beautiful sunshine and a micro climate all year round. We remain at your disposal for any further information. Visits by appointment only.

Fees and charges :

462 000 € agency fees 3,68% à the responsibility of the buyer included

