



**TECH**  
**IMMOBILIER**

ARGELÈS SUR MER

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ELNE

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**132 000 €**

**For sale apartment**

**1 room**

**Surface : 26 m<sup>2</sup>**

**Surface of the living : 14 m<sup>2</sup>**

**Year of construction : 1989**

**Exposition : Nord est**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, air conditioning, calm,  
residential, electric shutters, lift

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

22/10/2024 - Prix T.T.C



### Apartment 4096 Argelès-sur-Mer

**FOR SALE PORT ARGELES - STUDIO CABIN 26.23M<sup>2</sup> AIR CONDITIONING TERRACE PKG** To seize studio cabin in Argelès-sur-Mer, located in the residential area of Port, a stone's throw from the seaside. The 26 m<sup>2</sup> of this apartment are cleverly distributed to offer a living room of 14 m<sup>2</sup> opening onto a terrace of 5 m<sup>2</sup> with a breathtaking view of the sea. Equipped kitchenette kitchen, heating by reversible air conditioning and individual hot water production. The interior is in good condition. The 1989 building, with an excellent standing, is perfectly maintained. Quality services such as double glazing, air conditioning, electric roller shutters and the elevator ensure you optimal comfort. A parking space is also included. Not to be missed! Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisks.gouv.fr> For more information, contact TECH IMMOBILIER at 04.68.81.09.01

**Fees and charges :**

Well condominium

76 lots in the condominium 132 000 € agency fees 5,30% à the responsibility of the buyer included



Tech Immobilier

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Code NAF 6831Z - Garantie financière : FNAIM 89 rue de la boetie 75008 Paris - Document non contractuel