



**TECH**  
**IMMOBILIER**

ARGELÈS SUR MER

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ELNE

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**233 000 €**

**For sale house**

**Year of construction :** 1960

**Exposition :** Sud nord

**View :** Citadine

**Hot water :** Electrique

**Inner condition :** to renovate

**External condition :** good

**Couverture :** Ardoises

**Features :**

double glazing, Laundry room, fireplace,  
garden

2 bedroom

1 shower

1 WC

1 garage

**Energy class (dpe) :** D

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



**House 4089 Argelès-sur-Mer**

In the heart of the village of Argeles sur Mer, pretty 2-sided house on 2 floors with a beautiful space on the ground floor plus a leisure or agricultural land right next door. On the ground floor a spacious entrance, a garage and a thermal studio with private access, first floor a living room, a dining room and a closed fitted kitchen, second floor three bedrooms, a shower room and a toilet. Surface area with studio 145m<sup>2</sup> square law surface 110m<sup>2</sup> The most: unobstructed view of the rear face and a pretty garden with trees right next door including a beautiful wooden shed and a well.

**Fees and charges :**

233 000 € fees included

Document non contractuel

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



Tech Immobilier

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