

179 000 €

Contact agency

Chic Immobilier

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For sale apartment

2 rooms

Surface : 44 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Exposition : Est ouest

View : Citadine

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, CALM

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

01/04/2025 - Prix T.T.C



## Apartment 138A/25 Argelès-sur-Mer

Magnificent 2-room apartment in Argelès-sur-Mer located on the 1st floor of a luxury residential building. This 44 m<sup>2</sup> apartment is composed of a spacious 27 m<sup>2</sup> living room with fitted kitchen, a bedroom, a shower room and a WC. Pleasant and bright, it benefits from an East-West exposure offering a pleasant city view on a daily basis. Its fully equipped open-plan kitchen is a real plus. Ideal for relaxation, the apartment has a generous 33 m<sup>2</sup> terrace, ideal for enjoying the mild Mediterranean climate. In excellent interior condition, this property is equipped with quality services: double glazing, secure residence, quiet and individual heating with reversible air conditioning for your greatest comfort. The 2-story building is secure and has a residential character, which ensures a peaceful and pleasant living environment. Don't wait any longer and come discover this superb apartment which is just waiting for you to come to life! Argelès-sur-Mer, located in the Pyrénées-Orientales department, offers considerable advantages for the purchase of a 2-room apartment. This town is primarily attractive for its exceptional quality of life, with its preserved natural environment, between the sea and the mountains, and its mild climate throughout the year. It also has a very attractive real estate market with competitive prices and a varied selection of properties. In addition, its proximity to Spain and efficient transport networks (airport, motorways, train) make Argelès-sur-Mer a popular destination. Finally, the prospects for development thanks to the dynamics. Fees and charges: Annual current charges: Well conditioned 3 lots in the 9 000 € fees in

