

115 000 €

Contact agency  
**Agence Gontier Immobilier**

2 avenue du 8 mai 1945

66700 Argelès-Sur-Mer

04.68.54.71.97 / contact@gontier-immo.com

**For sale house**

**2 rooms**

**Surface : 32 m²**

**Surface of the living : 17 m²**

**Surface of the land : 30 m²**

**Year of construction : 1986**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

double glazing, court, AIR CONDITIONING

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

21/02/2025 - Prix T.T.C



### House 2005 Latour-Bas-Erne

Attention investors and first-time buyers, this charming semi-detached house of 30 m² of living space is a must-see! Located in a quiet cul-de-sac in Latour-Bas-Erne, it is on one level and benefits from a southern exposure with an unobstructed view. Built in 1986, its condition is excellent and it benefits from mains drainage. It offers you a living room of 17 m² with fitted American kitchen, 1 bedroom, 1 shower room and 1 toilet. Its courtyard with a terrace and parking makes it very attractive. Equipped with double glazing and reversible air conditioning providing heating and hot water, this house deserves your full attention! Real estate in 66200 Latour-Bas-Erne has many advantages for those considering buying a home there. One of the main highlights is certainly the location between the sea and the mountains, offering breathtaking scenery while remaining close to urban amenities. The quality of the properties available is also notable, with the local architecture combining traditional charm with modern elements. In addition, the real estate market in Latour-Bas-Erne benefits from excellent value for money compared to other areas of the Côte Vermeille. Finally, the potential for financial growth, the mild climate all year round and the tranquility of the village add to the appeal for potential buyers.

**Fees and charges :**

115 000 € fees included

