

499 000 €

**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**

**4 rooms**

**Surface : 113 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 1096 m<sup>2</sup>**

**Year of construction : 2004**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

POOL, fireplace, double glazing, Laundry room

3 bedroom

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

17/07/2024 - Prix T.T.C



### House 1948 Sorède

EXCLUSIVELY AT GONTIER IMMOBILIER!! FALLING FOR SOMETHING !!! Located in Sorède, shops and schools on foot, in a very quiet area, come and discover this single-storey villa of 113m<sup>2</sup> in perfect condition!! It consists of an entrance with cupboard, an equipped and fitted kitchen open to the living room with its insert fireplace, 3 bedrooms and a bathroom with showers. A garage with its attic and a pool house complete the package. This villa is located on a pretty wooded plot of 1096 m<sup>2</sup> with its salt swimming pool and its view of the Canigou. All that remains is to put down your suitcases and enjoy its beautiful volumes, its brightness as well as these covered and uncovered terraces outside. For a visit, quickly contact Jennifer RIBETTE Gontier Immobilier d'Argelès sur mer at 07.68.27.60.30 or 04.68.54.71.97. Sorède, located in the heart of the Pyrénées-Orientales (66690), offers a rich and attractive real estate market. One of its main strengths is undoubtedly its ideal location between sea and mountains, offering a peaceful and serene living environment. The houses there are of high quality, often with generous gardens and magnificent views of the surrounding landscape. The proximity of dynamic cities like Perpignan adds to its attractiveness. In addition, real estate in Sorède maintains a stable value, guaranteeing a good investment. Finally, the range of services available, including shops, schools and leisure activities, makes Sorède an ideal place to buy a house.

