

167 700 €

**For sale appartement**

**3 rooms**

**Surface : 48 m²**

**Surface of the living : 28 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : Excellent**

**Features :**

Double vitrage, Calme

1 bedroom

1 bathroom

1 WC

**Energy class (dpe) : C**

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

Document non contractuel  
30/04/2025 - Prix T.T.C



## Appartement 137A/25 Argelès-sur-Mer

Charming 2-bedroom apartment with mezzanine, for sale in the heart of the picturesque village district of Argelès-sur-mer. An investment for a long-term, managed rental pied-à-terre, not to be missed, close to the shops. This 57 m² gem is located on the 2nd floor of a two-story building. Enjoying optimal sunlight, this apartment benefits from a dual East-West exposure, allowing for exceptional light from morning to night. Exuding a warm atmosphere, the 28 m² living room/kitchen blends seamlessly with the fully equipped open-plan kitchen. Featuring a bedroom, a mezzanine with a skylight, a bathroom and an integrated toilet, this apartment offers optimal living comfort. Features such as double glazing and the peaceful surroundings will undoubtedly appeal to you, as will individual heating with reversible air conditioning. The interior is in excellent condition, ready to welcome you. In addition, the city view and the bell tower are a real asset to this apartment.

**Fees and charges :**

Annual current expenses 192 €

Well condominium

