

449 000 €

**For sale house**

**6 rooms**

**Surface : 130 m²**

**Surface of the land : 164 m²**

**Year of construction : 1965**

**Exposition : Est ouest**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**External condition : A rénover**

**Features :**

Chambre de plain-pied, Double vitrage,  
Calme

4 bedroom

3 terraces

3 show ers

3 WC

**Energy class (dpe) : D**

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

Document non contractuel

06/06/2025 - Prix T.T.C



## House 204A/25 Argelès-sur-Mer

In Argelès Plage, possibility of creating 2/3 dwellings, 100m from the beaches and close to shops. For sale, charming terraced house from the 1960s/70s in Argelès-sur-Mer in a quiet flowery street. The property offers a surface area of 130 m² on a plot of 164 m², spread over a single level. Comprised of a 3-room, dual-aspect apartment with a west-facing terrace, offering a mountain view and an east-facing veranda (in very good weather, offering a glimpse of the sea), approximately 70m upstairs, for the ground floor, plan a layout, at your convenience, offering a rental possibility. Oriented East-West, the house offers beautiful light throughout the day and a breathtaking view of the mountain. On the practical side, the house consists of a separate kitchen, three shower rooms, and three toilets. The quadruple house has four bedrooms, including one on the ground floor. Three terraces to enjoy the region's sunny climate. The house requires updating and renovation to bring it up to date. It has electric heating and hot water, as well as mains drainage. Double glazing provides excellent insulation. A must-see for lovers of peace and quiet and nature. All information on [georisques.gouv.fr](https://georisques.gouv.fr) to consult the risks linked to the geographical location of this announcement. For further information, please

