



**TECH**  
**IMMOBILIER**

ARGELÈS SUR MER

☎ 04 68 81 09 01

✉ contact@techimmobilier.com

ELNE

☎ 04 68 81 28 11

✉ elne@techimmobilier.com

**549 000 €**

**For sale villa**

**6 rooms**

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

**Surface of the living : 47 m<sup>2</sup>**

**Surface of the land : 439 m<sup>2</sup>**

**Year of construction : 1991**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Bedroom on ground floor, double glazing,  
calm, fireplace, garden

5 bedroom

3 terraces

2 showers

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

28/04/2024 - Prix T.T.C



### Villa 4054 Argelès-sur-Mer

FOR SALE VILLA F6 ARGELES PLAGES Close to the beaches, Beautiful Traditional Villa (1991), F6, 113m<sup>2</sup> sh, composed on the ground floor of an open living room-kitchen 47m<sup>2</sup> cathedral ceiling, open fireplace, bedroom with bathroom with walk-in shower, storage cabinet. Upstairs, mezzanine, 4 bedrooms, two of which have exits onto private terraces, bathroom. Wc. garage. Impeccable interior condition, villa bathed in light. Information on the risks to which this property is exposed is available on the Géorisks website: <https://www.georisks.gouv.fr> For more information, contact TECH IMMOBILIER on 04.68.81.09.01

Fees and charges :

549 000 € fees included



Tech Immobilier

187, Avenue du Tech - 66700 Argelès sur Mer - 63 Avenue du Général de Gaulle - 66200 ELNE

Tél: 04 68 81 09 01 - contact@techimmobilier.com

Carte professionnelle - CPI 660 120 160000 10404 - RCS 441 102 878 00010

Code NAF 6831Z - Garantie financière : FNAIM 89 rue de la boetie 75008 Paris - Document non contractuel