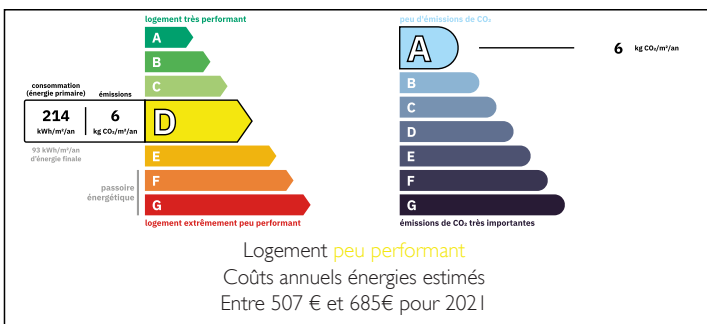


1 bedroom house with mezzanine, sold furnished, terrace and secure parking ARGELES SUR MER 700m to the sea

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	33.43 m2
Plot Size:	6 m2

IN BRIEF

IDEAL HOLIDAY HOME with potential seasonal rental income.

Charming cosy house on a quiet and calm residence located 700m from the popular beaches at Argeles sur Mer.

Offering an open plan lounge with kitchen and access to the sunny terrace, shower room, wc on ground floor. 1 bedroom on 1st floor with additional mezzanine that can be used for additional sleeping area.

Sold furnished and ready to go !

In a pedestrian zone on a quiet residence..

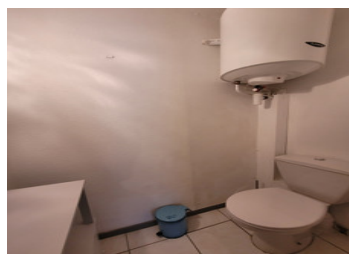
Private parking space in secured area.

Ideal holiday home, easily rented out for additional income and can be also used or lived in all year round.

Easy access via Perpignan airport or train station and public transport is readily available.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Lounge/kitchen = 16m²
-cupboards, induction hob, fridge
shower room = 3m²
-recent hot water heater
wc = 1m²

bedroom with storage = 9m²
mezzanine = 5m²
-electric radiators
-double glazing
-wooden shutters

terrace = 6m²

All measurements are approximate and non-contractual

Parking space
-secure parking lot

Charges environ 105 euros/trimestre
Taxe Fonciere environ 500 euros/year

Co-owned building of 90 units
Provisional annual charges: 300€

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES