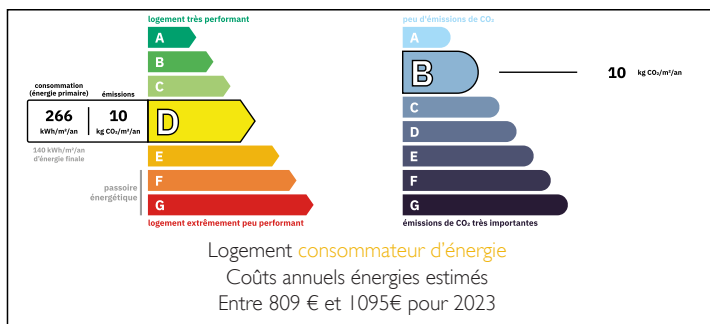


Superb apartment with terrace, pool access, parking and great rental potential in Argelès-sur-Mer

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	30 m²
Outside Space:	20 m²

IN BRIEF

In beautiful Argelès-sur-Mer, this charming ground-floor apartment is ideally located in a peaceful residence, just a short distance from the beach and local shops.

With 30 m² of living space, the property features a bright living room with an open-plan kitchen, one bedroom, a recently renovated shower room, separate WC, and a sleeping area at the entrance providing additional accommodation for guests.

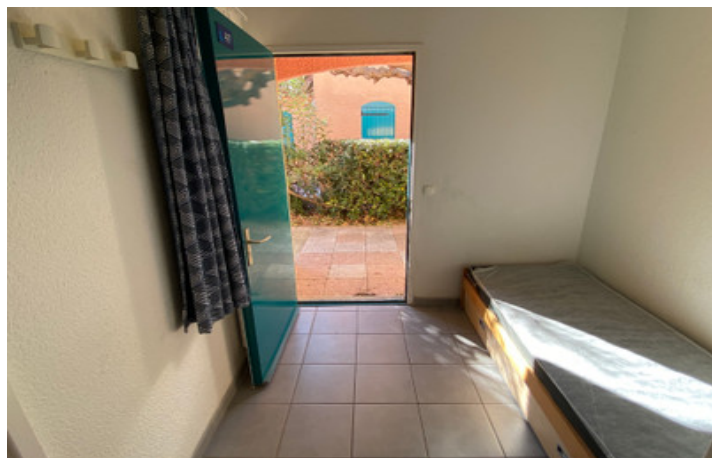
The rear terrace, with its adjoining garden, is perfect for relaxing and eating al fresco in the sunshine.

Residents also benefit from a range of leisure facilities, including a large swimming pool, table tennis tables, mini-golf, and a basketball court.

Within walking distance of a bus stop to access everything that Argelès has to offer, this is a highly sought-after location for convenience and relaxation. This is an ideal holiday home, or with onsite management available, an excellent rental investment...

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.



LOCAL TAXES

Taxe foncière: 620 EUR

NOTES

DESCRIPTION

Ideally located near to the beach and port of Argelès-sur-Mer, this low-maintenance apartment offers the perfect combination of convenience and relaxation. Featuring a private terrace with an adjoining garden and access to a large outdoor swimming pool, it is an ideal holiday home or lock-up-and-leave retreat. With its sought-after location and excellent amenities, as well as its private parking space, the property also presents outstanding rental investment potential.

The property comprises:

Entrance, serving as an additional sleeping area (5m²)
Living room (14m²) with kitchen area, leading directly to the terrace

Bedroom (5m²) with built-in wardrobe

Shower room (3.5m²) with recently re-tiled shower

Separate WC (1m²)

Terrace (7m²) with adjoining garden

This property is unlikely to be on sale for long, so contact us quickly for a viewing!

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 152 units

Provisional annual charges: 1300€

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