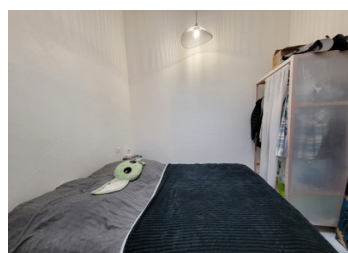
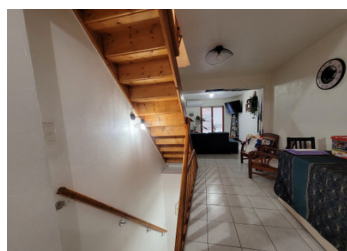


Village House in the vibrant old town of Argelès sur Mer, fully renovated and 5 minute drive to beaches



INFORMATION

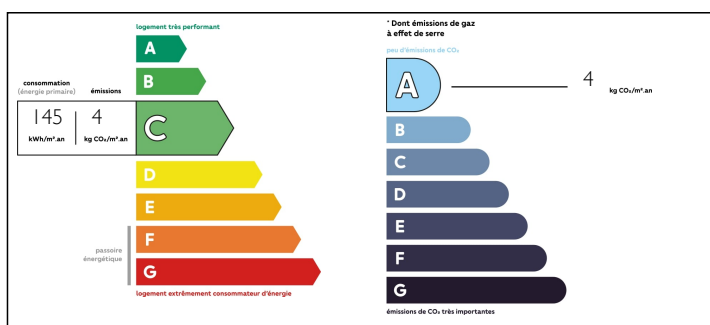
Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2



IN BRIEF

Ideally placed in the heart of the old village of ARGELES SUR MER a few steps from the fabulous market stalls, restaurants and cafes. 5 min drive to beaches 60m2 house spread over 3 floors, offering 2 bedrooms, open plan living area with kitchen, office which could also be used as additional occasional bedroom, shower room and 2 wc (ground floor and 2nd floor), laundry room. Perfect investment as holiday rental or second home, an ideal lock up and leave property

ENERGY - DPE



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: 780 EUR

NOTES

DESCRIPTION

Renovated house situated in the busy and vibrant village centre of a traditional Catalan village. Colourful markets with fresh local produce and many artisanal products line the streets. Property is located on a small side street just off the Place de la Republique.

Ground Floor

Entrance door into hallway

-laundry room

-wc

-office with window (or occasional bedroom 6m2)

1st floor

Living area 26m2 with double glazed patio door and small balcony

Fitted kitchen area

Reversible air con

2nd floor

1 bedroom 8m2 with air conditioning and velux

2 bedroom 11m2 (floor surface area) with air conditioning and window

Shower room with wc

Ideal for mixed use as holiday rental/holiday home and easy to lock up and leave if you like to travel

The access to the property entrance is via a shared passage

Additional photos available on request

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