

Superb renovated 3 bedroom stone village house in the heart of Argeles sur mer with sunny roof terrace

EXCLUSIVE



INFORMATION

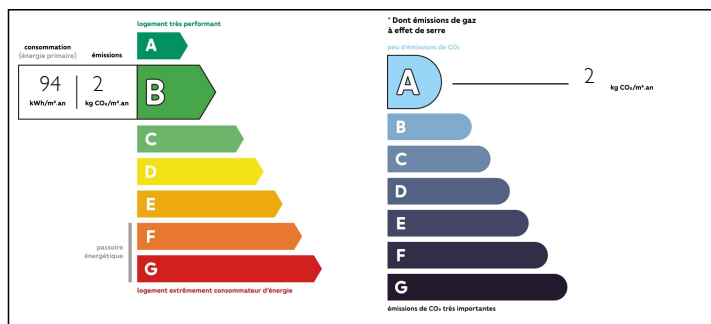
Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	0 m2

IN BRIEF

Nestled within the heart of the village, this 3-bedroom village house has undergone a series of thoughtful renovations over the years while preserving its character and architectural style. Boasting an impressive index rating of B, keeping the costs of this home are admirably low.



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.



DESCRIPTION

The house offers a great layout. The ground floor has a spacious room of approximately 23m², with a modern en-suite bathroom and WC to the rear of the property.

Stairs lead up to three additional floors of comfortable living. A generous living area, a kitchen area with pantry cupboard, the next level with 2 bedrooms, with a shower room with WC. The crowning jewel of the property is the top floor with main bedroom with access directly onto the terrace of just under 20 m² which has views of the Albères mountains and the village itself.

The ground floor has the potential to be transformed into an independent studio, perfect for vacation rentals, or even a versatile space such as a garage or workshop.

A great easy lock up and leave property for holiday next to the Mediterranean beaches

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

LOCAL TAXES

Taxe foncière: 1380 EUR

NOTES