

Village House in the vibrant old town of Argelès sur Mer, 100m2 habitable 5 minute drive to beaches

EXCLUSIVE

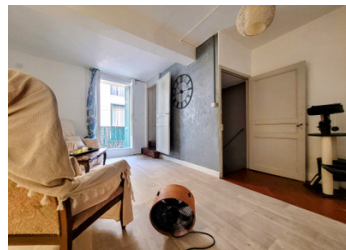


INFORMATION

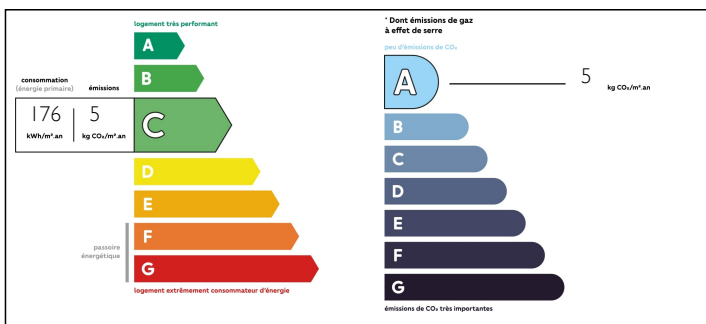
Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

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 100m2 house spread over 3 floors, offering 2 good sized bedrooms, lounge, office and study which could also be used as additional occasional bedrooms, kitchen, cellar, pantry, shower room and wc. Perfect investment as holiday rental, second home or full time residence

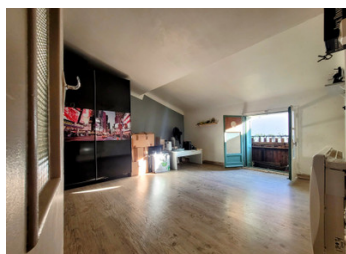
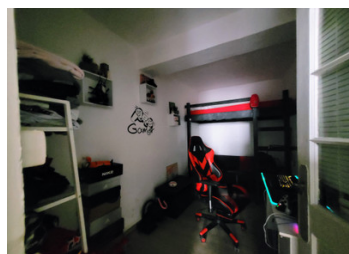
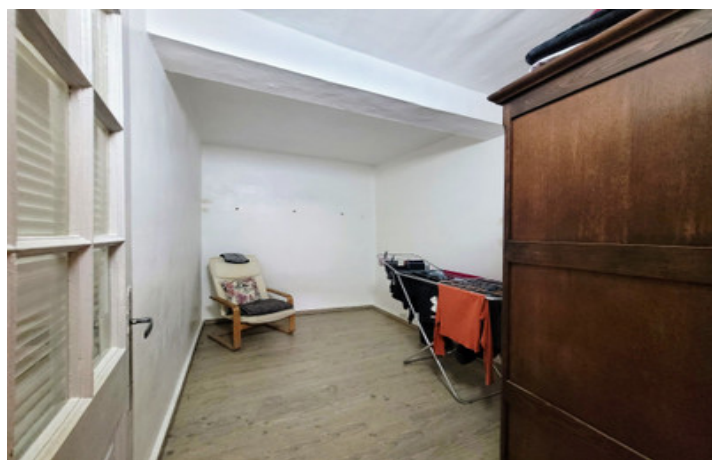


ENERGY - DPE



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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

Huge potential for this 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 open plan kitchen area 23m²

Access to separate shower room, wc, pantry, cellar

1st floor

Lounge 15m² with double glazed patio door and small balcony

2 rooms without windows (9m² and 8m²) for possible use as office, study, games room, occasional bedrooms, storage

2nd floor

1 bedroom 22m² with air conditioning and velux

2 bedroom 13m² (floor surface area) with electric radiator and window

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

Some general work is required

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>

NOTES