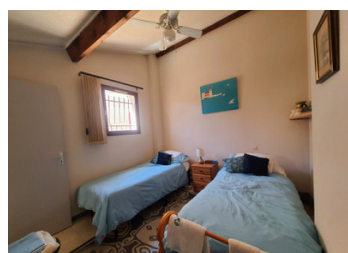
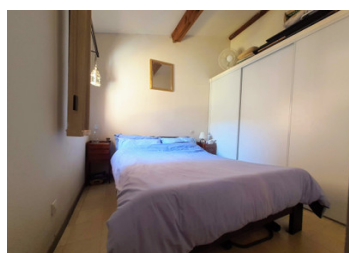
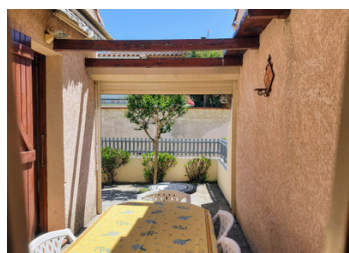


UNDER OFFRE 2 bedroom home with mezzanine, terrace and parking ARGELES SUR MER 800m from the sea



## INFORMATION

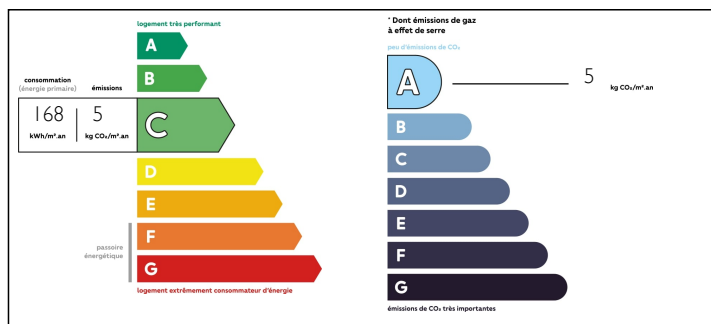
Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	39.68 m2
Plot Size:	20 m2



## IN BRIEF

Charming little house on a quiet and calm residence located 800m from the popular beaches of Argeles sur Mer. Offering 2 bedrooms with wc and wash room on each floor, open plan lounge with kitchen area, mezzanine level, pretty terrace with additional space that can be covered for a summer dining area or fully enclosed and used as secure storage when absent. At the end of a pathway so no frequent passage and in a pedestrian zone. Private parking space. Ideal holiday home, easily rented out for additional income and can be used or lived in all year round. Easy access via Perpignan airport or train station and public transport is readily available. Close to Spain, mountains, coast and with over 300 days of sunshine per year this is the perfect location to spend your free time

## 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

Lounge/kitchen = 16m<sup>2</sup>

Bedroom 1 with cupboards = 7m<sup>2</sup>

shower room = 3m<sup>2</sup>

wc = 1m<sup>2</sup>

bedroom 2 with wc and sink = 10m<sup>2</sup>

mezzanine = 3m<sup>2</sup>

terrasse = 17m<sup>2</sup>

space with roller shutter and awning that can be used as shaded summer dining area or secure storage = 10m<sup>2</sup>

All measurements are approximate and non-contractual

Parking space

Charges 106 euros/trimestre

Taxe Fonciere 557 euros/year

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

## LOCAL TAXES

**Taxe foncière: 557 EUR**

## NOTES