LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47241AHA66 Price: 239 500 EUR

agency fees to be paid by the seller

Renovated 2-Bed Top-Floor Apartment – Spectacular Sea Views, Parking Space, Pool & Direct Beach Access















INFORMATION

Town:	Le Barcarès
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	47 m2
Outside Space:	26 m2

IN BRIEF

In Le Barcarès, Grande Plage, this beautifully renovated 47m² two-bedroom apartment occupies the 3rd and top floor of the sought-after Les Argonautes residence, with swimming pool and direct beach access.

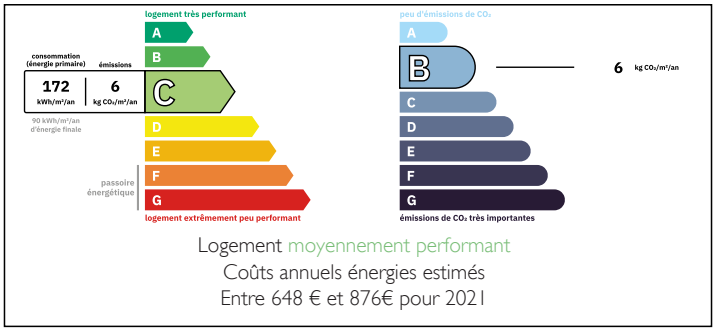
The sea is quite literally all around you, with sea views from every window and a spectacular 26m2 terrace overlooking the beach, Mediterranean and residence pool – an exceptional setting for dining and relaxing outdoors.

The apartment offers a bright living area with fitted kitchen, two double bedrooms, modern shower room, separate WC, storage and a dressing area.

Reversible air conditioning, PVC double glazing, electric shutters and private parking.

Ideal as a permanent home, holiday retreat or rental investment. Around 20 minutes from Perpignan, with its TGV station and airport, and approximately 30 minutes from the Spanish border.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 648 € et 876€ pour 2021

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.

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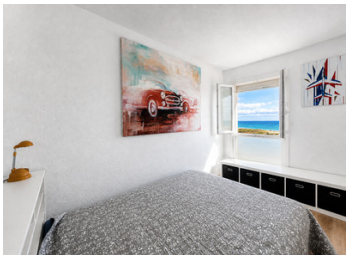
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LOCAL TAXES

Taxe foncière:	**1356 EUR**

NOTES

DESCRIPTION

Ideally located in Le Barcarès, in the popular Grande Plage area, Les Argonautes enjoys a privileged position directly beside the Mediterranean, with direct access to the beach. An attractive destination throughout the year, Le Barcarès is equally suited to holidays or year-round living, with shops, restaurants, activities and amenities close by.

This renovated 47m² two-bedroom apartment occupies the 3rd and top floor of the residence, enjoying a particularly private position. Access is via lift or stairs to the 2nd floor, followed by a private staircase leading directly to the apartment's front door, offering additional privacy and tranquillity.

The entrance hallway leads into a bright 25m² living area where the Mediterranean is immediately visible. A window offers beautiful sea views, while large patio doors open directly onto the terrace. The open-plan kitchen is fully fitted and equipped.

There are two bedrooms, approximately 6m² and 7m², both enjoying sea views. The 4m² shower room has a shower, washbasin and washing machine, with a separate WC.

A useful 2m² storage/dressing area, together with additional built-in storage, makes excellent use of the available space.

Outside, the sunny and completely private terrace, with no overlooking neighbours, is undoubtedly one of the apartment's highlights. It offers spectacular panoramic views across the Mediterranean, beach and residence swimming pool – a wonderful setting for outdoor dining, relaxing in the sunshine or simply enjoying the view. With the pool directly below, you can even keep an eye on children or grandchildren from the comfort of your own terrace.

The residence features a beautiful beachfront swimming pool, with the sandy beach just steps...