



## 6 room, 153m2 Stone house for sale in Saint andre - 398 000 € \*



### Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experience since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 466,574.55

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	66690
Publicado:	03/09/2025

### Descripción:

Just a short stroll from the village centre of St Andre, this **BEAUTIFULLY RENOVATED** stone property seamlessly blends timeless **CHARACTER** with **MODERN COMFORTS**. The home offers a wealth of charm while incorporating modern upgrades such as double glazing, air conditioning, and solar panels for sustainable living and is in **EXCELLENT CONDITION**.

The main house offers a spacious and inviting lounge with a traditional wood burner, ideal for cozy evenings. The independent, fully equipped kitchen provides all the space needed for culinary creativity, and on this level you'll also find a comfortable bedroom and a sleek shower room/WC. Upstairs, you will find two additional bedrooms, both large, one of which opens onto a lovely terrace with views of the garden, village roof tops and Mont Canigou. Here there is also a landing with office area, and another modern shower room/WC. All rooms are spacious and light filled.

A standout feature of this property is the **INDEPENDENT ONE BEDROOM APARTMENT** on the ground floor, offering potential for rental income, visiting guests, or multi-generational living.

Outside, the property boasts terraces on each level, perfect for soaking up the sun or for outdoor entertaining. Don't forget either the mature, well-tended **GARDENS** to enjoy. The large **GARAGE** offers



ample storage space and best of all, the property's prime location means all the shops and services you need are just a few minutes' walk away.

This enchanting home offers the perfect blend of rustic charm and modern convenience, making it an exceptional opportunity in St Andre. Don't miss out, call our local agent now on: 06 28 23 76 88

ST ANDRE is situated just 7kms from the beach at Argeles sur mer. The village has a population of 2,700 approx and is very well served with all amenities, shops and restaurants. Its 10th century church and historic squares provide an attractive centre to this lively village.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Condición: Excellent

### Común

Dormitorios: 4  
Pies cuadrados terminados: 153 m2  
Tamaño del lote: 500 m2

### Room details

Total rooms: 6

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.498.339

