



4 room, 92m2 Villa for sale in Saint andre - 285 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 328,950.09

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	66690
Soumis:	24/11/2025

Description:

Lovely semi-detached villa in a **PEACEFUL RESIDENTIAL SETTING**, just a few **MINUTES' WALK** TO the **VILLAGE CENTRE** Enjoy fabulous **VIEWS** of the Alberes foothills and agricultural land to the rear.

This attractive single-level home offers a **SPACIOUS OPEN PLAN** kitchen, living and dining area with direct access to the private, low maintenance gardens. There are two good-sized bedrooms, a **MODERN SHOWER ROOM** and two **WCs**. An additional room of approximately 20 m2 could easily serve as a **THIRD BEDROOM** if required.

Outside, the property benefits from two driveways, one perfectly suited for a motorhome, plus a 22 m2 (approx.) garage.

In **GOOD** overall **CONDITION**, the house features double glazing and air conditioning in parts. It's an **IDEAL CHOICE** as a permanent residence, holiday home, or holiday rental investment. Don't miss out — contact our local agent today to arrange a viewing: 06 28 23 76 88.

ST ANDRE is located just 7 km from the beaches of Argeles-sur-Mer. This vibrant village of around



2,700 residents offers a full range of amenities, including shops and restaurants. Its 10th-century church and charming historic squares form an attractive centre that adds real character to the community.

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.

Commun

Chambres:	2
Pied carré fini:	92 m ²
Dimesions du lot:	450 m ²

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID: IX7.940.050

