



## 5 room, 150m2 Villa for sale in Argeles sur mer - 579 600

€ \*



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 579,600

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	66700
Pubblicato:	06/10/2025

### Descrizione:

Perfectly positioned just a short walk from the beach and also the VILLAGE, this charming property comprising TWO SEPARATE dwellings is tucked away in a quiet cul-de-sac within one of Argeles' most SOUGHT AFTER neighbourhoods.

The main residence is a spacious SINGLE STOREY home offering two ensuite bedrooms, and a stunning 50m2 OPEN PLAN LIVING/KITCHEN/DINING area that opens directly onto the garden. A veranda with a summer kitchen adds to the appeal, creating the ideal space for year-round indoor-outdoor living. Features include double glazing, electric shutters, a fireplace and air conditioning throughout - ensuring COMFORT whatever the season.

The second residence is currently configured as a one-bedroom home (with potential for a second bedroom), and includes an open-plan kitchen/living area, a shower room, and two WCs. With two separate driveways and two garages, this versatile property is ideal for LARGE FAMILIES, MULTI-GENERATIONAL LIVING, or HOLIDAY LETTING.

Set within a BEAUTIFULLY LANDSCAPED low-maintenance garden complete with a private POOL, the outdoor space offers a true HAVEN OF PEACE and relaxation.



Opportunities like this don't come along often - early viewing is highly recommended!

Call your local agent today to arrange a visit: 06 28 23 76 88

ARGELES-SUR-MER is a traditional market town on France's Mediterranean coast, situated 25 kms from Perpignan and less than this to the Spanish border. In the Catalan-style old town, 14th-century Notre-Dame del Prat Church has wonderful views from its bell tower. The town has a great array of facilities, shops and restaurants as well as its popular twice weekly fresh produce market, established in the 13th century. Known also for its' 7km long sandy beach and its seafront promenade, Argeles is a very popular holiday destination.

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.

## Comune

Camere da letto:	3
Finito piedi quadrati:	150 mq
Dimensione del lotto:	780 mq

## Room details

Total rooms:	5
--------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.594.225

