



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



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:	USD 328,950.09

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	66690
Pubblicato:	24/11/2025

Descrizione:

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.

Comune

Camere da letto:	2
Finito piedi quadrati:	92 mq
Dimensione del lotto:	450 mq

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID: IX7.940.050

