

**352 600 €**

**For sale apartment**

**3 rooms**

**Surface : 56 m²**

**Surface of the living : 49 m²**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle thermodynamique**

**Inner condition : Neuf**

**Standing : Résidentiel**

**Building condition : Neuf**

**Features :**

double glazing, Résidence sécurisée, air conditioning, Résidentiel, Volets roulants électriques

2 bedroom

1 terrace

2 showers

1 WC

2 parkings

1 cellar

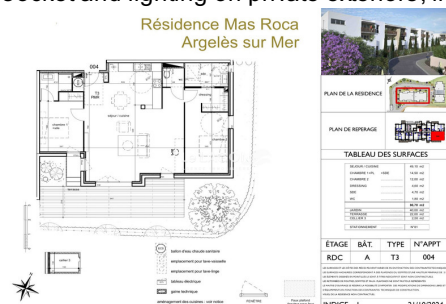
Document non contractuel

06/06/2025 - Prix T.T.C



**Apartment 3372 Argelès-sur-Mer**

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, compliant with the RE 2020-2025 regulations, 65 apartments from type 1 to type 4. On the ground floor, a NEW corner apartment with a surface area of almost 87 m2 with terrace and private garden facing SOUTH, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 50 m2 with access to the 22 m2 terrace and its private garden of 40 m2 , 2 separate sleeping areas of 21 and 15 m2 with access to the exterior, a bathroom equipped with Italian shower and a separate WC. The apartment has a storeroom and 2 private parking spaces. Apartment services: RE2020-2025 milestone construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, insulating landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms, fitted kitchen, washbasin on unit + mirror + mixer tap + taps, shower tray and shower screen, reversible air conditioning, towel dryer (SDE), wall-hung toilet, thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and lighting on private exteriors, interior painting (walls, ceilings and



as: green spaces, secure access to its high-quality amenities, MAS ROCA a rental investment. All properties will (DPE) of A. This apartment is suitable for ED NOTARY FEES OFFERED for all 025 ---

65 lots in the condominium 352 600 € fees included

LE LAGON IMMOBILIER - 9 rue Bossuet, 66750 SAINT CYPRIEN PLAGE

Tél: 04 68 37 47 07 - [contact@agencelelagon.fr](mailto:contact@agencelelagon.fr) - [www.lagon-immobilier.com](http://www.lagon-immobilier.com)

SIRET 985 137 165 00017 - Garantie financière : GALIAN - 89, rue de la Boétie - 75 008 PARIS

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