



House

BANYULS DELS ASPRES (66)

405 000 €



166 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

WELL DISTRIBUTED – NOT OPERATED – WITH POOL Exclusively, I am offering for sale a well-maintained 4-sided house of 166 m², located in a residential area of Banyuls-dels-Aspres. It consists of an entrance leading to a master suite with dressing room and bathroom (bath and shower), separate WC, a spacious living room of 43 m² with fireplace/insert and a fully equipped open kitchen of 11 m². The bay windows of the living room open onto a beautiful terrace and a patio equipped with a BBQ, all overlooking a 35 m² swimming pool. Upstairs, a landing, a second master suite with balcony and magnificent view of the mountains, a bathroom (bath and shower), separate WC and a 28 m² studio with kitchenette and large dressing room. In the basement, you benefit from a garage with automated door, two cellars, a pantry and a laundry room. All built on a plot of 676 m². Many advantages: double glazing, electric roller shutters, automatic gate, intercom, reversible air conditioning, hanging toilet, water collector, exterior blind, BBQ, independent technical room, salt swimming pool with swimming pool shelter, 79 m² basement with five spaces. This well-distributed house, not overlooked, will seduce you! 20 minutes from the beaches of Argelès-sur-Mer, Perpignan and Spain, and a stone's throw from a bus line to Perpignan, come and discover this well-appointed independent house, quiet and not overlooked. screw. VIRTUAL VISIT ON REQUEST < According to articles R561-5 and R561-5-1 of the Monetary and Financial Code, verifying the identity of our customers is an obligation. You will be asked to present proof of identity. >

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,85% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Patricia GUISNET

**ARGELES-SUR-MER
(66700)**

Agent

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 848538

Property type House

Year of construction 2002

Exposure S-W

Vue dégagée, Panoramique, sur Montagne, sur
Piscine

SURFACES

Living space 166 m²

Living room surface 44 m²

Land surface 676 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 2

Toilets count 2

Balcony 1

Terrace 1

DPE/GES

DPE 120

GES 4

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen américaine

Swimming-pool Yes

Intercom Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle