

**212 000 €**

**For sale apartment**

**2 rooms**

**Surface : 42 m²**

**Surface of the living : 21 m²**

**Year of construction : 2016**

**Exposition : Nord**

**View : Bord de mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : Prestige**

**Building condition : new**

**Features :**

lift, double glazing, gated, calm, Stores électriques, parking

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Legal information**

212 000 €

Fees paid by the owner, well condominium (70 lots in the condominium), annual current expenses 1 657 € (138 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 10164 Le Barcarès**

**FOR SALE - 10164** Located in a modern residence with excellent amenities just 100 meters from Barcarès beach, discover this charming 1-bedroom apartment of 42 m². It features a bright living area of 21.40 m² with an open kitchen and a spacious North-facing terrace of 22.80 m², ideal for staying cool throughout the summer. There is also a large bedroom measuring 13.70 m². Additionally, a parking space completes this property. This apartment is fitted with double-glazed windows, electric roller shutters, and the residence includes a swimming pool. Reversible ducted heating system. The asking price is €212,000, Agency Fees Included. Agency fees are paid by the seller. Please contact your advisor Mathis PAUZIE (RSAC: 979 356 854)

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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