



165 800 €

**For sale house**

**3 rooms**

**Surface : 42 m<sup>2</sup>**

**Surface of the land : 275 m<sup>2</sup>**

**Year of construction : 1992**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : CHAUME**

**Features :**

pool, Salle de fitness, air conditioning,  
Hamam, sauna, jacuzzi, Chambres de  
plain-pied, double glazing, Fibre optique,  
Place de parking libre, calm

2 bedroom

1 terrace

2 showers

2 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel  
29/04/2024 - Prix T.T.C



### House 117/2023 Le Barcarès

House for sale Le Barcarès Ile des Pêcheurs Villa T3 with cabin with a living area of 41 m<sup>2</sup>, built on a plot of land of 350 m<sup>2</sup> with trees, swimming pool complex and gym, hammam, sauna, jacuzzi. This residence will seduce you with its location in the heart of a real and authentic fishing village. You will also be able to appreciate the wild fauna, the various points of view while walking on the path which runs along the entire peninsula, the Canigou, the Albères and particularly the sunsets over the Corbières. Water sports enthusiasts will appreciate this little corner of paradise, regulars will tell you, windsurfing, kitesurfing, etc... co-ownership of 61 lots, charges: 2300 €/year. Fees payable by the seller. In a condominium of 61 lots. Average share of the provisional budget €2,300/year

Fees and charges :

Annual current expenses 2 453 €

Well condominium

61 lots in the condominium 165 800 € fees included



SAS Agence du Port G ALPHA 3

Quai Arthur Rimbaud, Résidence Villa Salix II, 66750 SAINT CYPRIEN

Carte Professionnelle n° CPI 6601 2020 000 044 284

Caisse de garantie GALIAN 152590 J- Montant de la garantie 120 000 €

SAS au capital de 8 000 € – Siret N°879 060 754 00014

