FOR SALE / LES ANGLES

Ref. 01-4564

# Apartment in Les Angles

92 m² | 4 rooms | 3 bedrooms

## 424 000 €

SOLD









LET'S TALK

### Your Bellissimmo team

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1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →



For information only. Please confirm availability and details with the agency.

# Overview

Sale agreement in progress

Bellissimmo Narbonne presents: Les Angles 4-room apartment for sale Charm & Authenticity facing the mountains – Lake Matemale

In the heart of the Catalan Pyrenees, facing the majestic Lake of Matemale, discover this superb 92 m² apartment on the ground floor, nestled in a small voluntary condominium of only 4 lots.

A veritable alpine cocoon bathed in light, facing south/southeast, offering an unobstructed view of the mountains and the lake.

A warm and functional interior

Friendly entrance 3 comfortable rooms, ideal for family and friends Bathroom with toilet and shower 1 independent toilet Fitted kitchen Bright living room opening onto a balcony of 14 m², perfect for enjoying pure air and panoramas

Comfort & practicality in the mountains Private parking space Large closed garage of 28 m²

Very low co-ownership charges

Apartment sold fully furnished

A privileged location

At 500m of slopes, hiking trails, in a very sought after area for its calm and authenticity. Departure of free shuttles nearby

Summer and winter, enjoy an exceptional natural setting: skiing, hiking, mountain biking, water activities at the lake... all at your doorstep.

A rare property, ideal for a main home, secondary standing or seasonal rental investment on high demand.

For more information please contact me BEATRICE 06.58.28.81.31

### Floor areas & rooms

| | |
|---|---|
| Type of property | Apartment |
| Living area | 92 m² |
| Rooms | 4 |
| Bedrooms | 3 |

# Price & terms

**424 000 €**

# Energy & assessments

### Energy consumption (DPE)

A B **C** D E F G

**Class C** 161 kWh/m²/year

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## Greenhouse gas emissions (GES)

| A | B | C | D | E | F | G |
|---|---|---|---|---|---|---|

**Class A** 5 kg CO2/m²/year



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