



Trilles Immobilier

69 000 €

For sale village house

2 rooms

Surface : 53 m²

Surface of the living : 16 m²

Surface of the land : 9 m²

Exposition : Est

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : Tuiles

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/07/2025 - Prix T.T.C



Village house 1471 Saint-Laurent-de-la-Salanque

Exclusive to St Laurent de la Salanque Hidden from view, this charming village house with its private courtyard is a true gem. A few renovations, including a new bathroom, will make it a highly sought-after property. Composed on the ground floor: veranda and room to be finished. 1st floor: Living room with kitchenette and terrace. 2nd floor: bedroom. Plenty of possibilities to explore to optimize space and create a "Little Cocooning"! Just a few minutes' walk from the market, you'll enjoy the proximity of shops, cafes, and amenities while benefiting from a calm and discreet setting. It also features a private courtyard and terrace, ideal for enjoying outdoor meals with friends or family. In addition, plenty of parking spaces are available nearby, adding to your daily comfort. ENERGY CLASS: D (229) CLIMATE CLASS: B (7) Estimated annual energy costs between €1,050 and €1,420 (estimated year 2021) Mandate ref: 1471 – Fees payable by the seller. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Contact: Caroline Oliver - Sales Agent 06.20.60.19.49 – TRILLES IMMOBILIER Agency – 25 Avenue FOCH – 66250 St Laurent de la Salanque- 04.68.50.97.43.

Fees and charges :

69 000 € fees included



Trilles immobilier - 25 Avenue du Maréchal FOCH, 66250 Saint-Laurent-de-la-Salanque

Tél: 04 68 50 97 43 - trilles.immobilier@gmail.com - www.trilles-immobilier.fr

Code NAF 6831Z agences immobilières - SIRET 752 845 602 00032 - Garantie financière : GALIAN Agence détentrice de fonds - Montant de la garantie : 160 000 € - Document non contractuel - Barème des prix disponible sur notre site internet