



# Trilles Immobilier

270 000 €

For sale villa

4 rooms

Surface : 90 m<sup>2</sup>

Surface of the land : 461 m<sup>2</sup>

Exposition : Sud est

View : Jardin

Couverture : Tuiles

Features :

fireplace, Chambre de plain-pied, double glazing, Arrosage automatique, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

24/06/2025 - Prix T.T.C



## Villa 1457 Bompas

BOMPAS Lovers of peace and quiet and beautiful gardens, come and discover this traditionally built, single-story, 3-sided villa. A welcoming veranda leads you to a large entrance hall which leads to a kitchen with access to the garage, a toilet and a bright living room with fireplace and air conditioning offering a terrace with a view of the magnificent garden. The sleeping area offers three beautiful bedrooms, one of which is air-conditioned, and a recent bathroom with an Italian shower. The splendid garden will allow you to enjoy the sunshine all day long with its triple exposure East, South and West. Finally, the basement, closed by solar roller shutters, offers a very large storage space at a height of over 1.80m. The pros: - Single-story villa - Air conditioning - Recent roof - Exteriors... Hurry up!!! DPE: C (119). GES: C (14) Estimated annual energy costs between €1,036 and €1,402 (estimated years 2021, 2022, 2023) Mandate ref: 1457 – 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](http://www.georisques.gouv.fr) Contact: Cédric FONVIELLE 06 11 03 59 32 - TRILLES IMMOBILIER Agency – 25 Avenue FOCH – 66250 St Laurent de la Salanque- 04.68.50.97.43.



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

Tél: 04 68 50 97 43 - [trilles.immobilier@gmail.com](mailto:trilles.immobilier@gmail.com) - [www.trilles-immobilier.fr](http://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