



Trilles Immobilier

Price on request

For sale house

5 rooms

Surface : 161 m²

Surface of the land : 440 m²

Year of construction : 1960

Inner condition : good

External condition : good

Features :

pool, Pool house, fireplace, Chambre de plain-pied, double glazing, Buanderie, calm

3 bedroom

2 show ers

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

07/02/2026 - Prix T.T.C



House 1530 Ortaffa

Three-sided villa consisting of two independent apartments with a swimming pool – Great rental potential. Located on a very quiet street with no overlooking neighbors, this beautiful three-sided villa, built on a 440 m² plot, offers a rare and sought-after layout: two independent apartments, perfect for a family project, multigenerational living, or rental investment. Ground floor – Apartment of approximately 68 m² Very bright, this apartment features a separate kitchen, a pleasant adjoining dining room, a cozy living room with a fireplace opening directly onto the outdoors, and a comfortable bedroom. The bathroom with shower and separate toilet complete this unit. The kitchen also benefits from a French door opening onto a terrace with an outdoor kitchen. The entire apartment is air-conditioned, providing optimal comfort all year round. Upstairs – Bright 2-bedroom apartment of approximately 92 m² Accessible either from inside or via an exterior staircase from the garden, this apartment impresses with its brightness and generous space. It offers two spacious bedrooms, a large 45 m² living area with a fireplace, and a modern fully equipped kitchen open to the living space. There is also a stylish bathroom with a walk-in shower, combining comfort and modernity.



days in complete tranquility. Around the pool, the spaces are harmoniously arranged to create a warm and welcoming environment. A charming summer kitchen, extended by a covered outdoor dining area, invites meals with friends or family, while the terraces allow you to savor every moment, from breakfasts by the water to long summer evenings. A garage and a carport complete the amenities, offering convenient and secure parking solutions. The whole forms a well-maintained, intimate exterior in a quiet, privileged setting. A rare and perfectly

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

maintained property in a peaceful environment, offering both quality of life and rental income potential. EPC: C GHG: A Information about risks related to this property is available on the Géorisques website: www.georisques.gouv.fr Ref mandate 1530. Fees payable by the seller. Contact: Nicolas TRABIS – Sales agent – 06.27.49.73.95 – TRILLES IMMOBILIER Agency – 25 avenue Maréchal Foch – 66250 ST LAURENT DE LA SALANQUE – 04.68.50.97.43
Fees and charges :