



# Trilles Immobilier

768 000 €

**For sale villa**

**Surface : 140 m²**

**Surface of the land : 1800 m²**

**Year of construction : 1980**

**Exposition : Sud est**

**Inner condition : good**

**Features :**

pool, fireplace, Chambre de plain-pied,  
double glazing, Buanderie, Portail  
automatique, calm

3 bedroom

2 show ers

2 WC

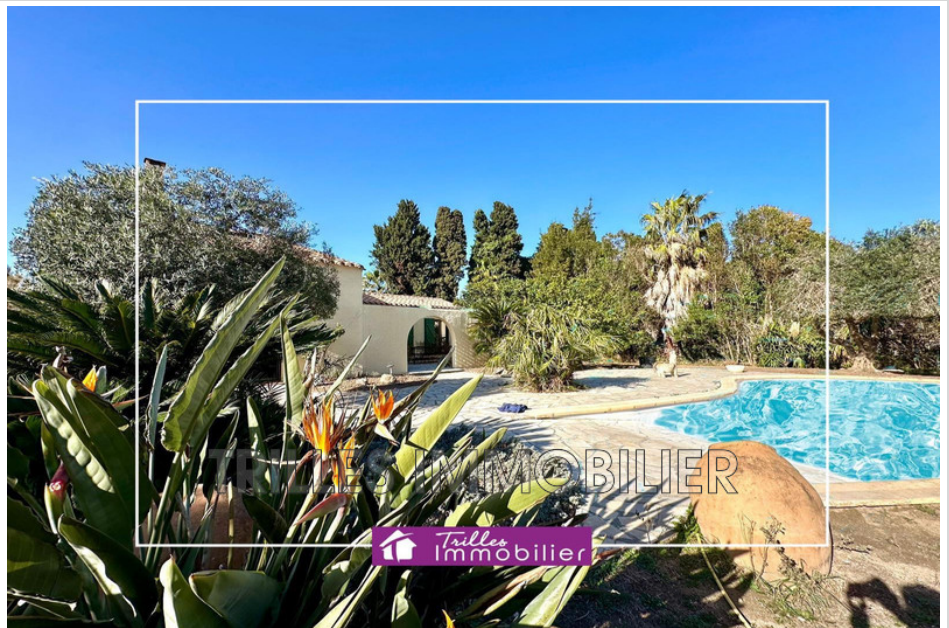
1 garage

**Energy class (dpe) : D**

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

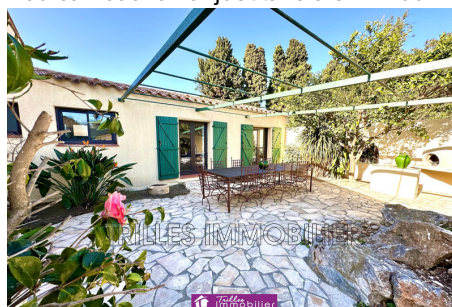
Document non contractuel

08/05/2024 - Prix T.T.C



**Villa 1351 Perpignan**

Saint-Jacques Garden Come and discover this magnificent 4-sided villa with swimming pool, independent studio and its large double garage!!! This splendid villa offers you an outdoor space hidden from view, perfect for relaxing and enjoying the sun in complete tranquility. Inside, you will immediately be seduced by a bright and spacious living room, with superb ceiling height and exposed beams which add incredible charm. The fully equipped kitchen is a real pleasure for cooking enthusiasts, with its ample storage and generous space. On the ground floor you will find two comfortable bedrooms which open directly onto the outdoor patio, ideal for enjoying a morning coffee or relaxing at the end of the day. A beautiful bathroom with double sink unit, walk-in shower and plenty of storage completes this space. Upstairs, a third bedroom is located on the mezzanine, offering a breathtaking view of the living room. You can enjoy moments of tranquility and relaxation in this spacious room. The exterior of the villa is just magnificent!!! The unobstructed garden is a true corner of paradise, with a terrace sheltered from the wind where you can relax and enjoy outdoor meals. The pool is simply amazing! You can cool off or just take a swim during the hot summer days. It's the



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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 - \*prix F.A.I.