



# Trilles Immobilier

398 000 €

For sale villa

Surface : 96 m²

Surface of the land : 651 m²

Year of construction : 2004

Exposition : Sud

Hot water : Electrique

Inner condition : good

Features :

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

3 bedroom

4 showers

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

09/05/2024 - Prix T.T.C



## Villa 1317 Ponteilla

PONTEILLA - 4-sided villa! Come and discover our latest "Wonder" on one level, 4 sides, of approximately 96 m² of living space + fitted basement. Tranquility, Character, Volume, Charm, Service and Cleanliness are there!!! Place your suitcases in one of the rooms and come and relax around the splendid swimming pool with its fully tiled beaches. We highlight its bright living room with terrace access as well as a beautiful modern, fully equipped independent kitchen. The sleeping area has 3 bedrooms, a bathroom and separate toilet. In the basement, you will find a laundry area, an office, a large room with bathroom and toilet that can be used as a 4th bedroom. You will also find a games room/cinema to enjoy and spend good times with family or friends. All in excellent condition on a plot of 651 m². You can't help but fall in love with it!!! Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) DPE: (B), GES: (A) - Mandate Ref: 1197 - Fees Charged to the Seller - Contact: Nicolas TRABIS - Commercial Agent - 06.27.49.73.95 - 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

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Carte professionnelle n°CPI 6601 2015 000 002 656 -

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.