



# Trilles Immobilier

310 000 €

For sale house

4 rooms

Surface : 84 m<sup>2</sup>

Surface of the land : 497 m<sup>2</sup>

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

Features :

calm

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/03/2024 - Prix T.T.C



## House 1318 Saint-Laurent-de-la-Salanque

COME AND PUT YOUR SUITCASES in this 3-sided villa built on a plot of almost 500 m<sup>2</sup>! IMPECCABLE and IRREPROACHABLE condition! On the ground floor : \* A beautiful, very bright and air-conditioned living room/lounge with an area of 32 m<sup>2</sup>. \* An independent, fitted kitchen with direct access to a superb south-facing terrace. \* an 18 m<sup>2</sup> garage, with bay window and electric blinds. The sleeping area (on the ground floor) offers: \* 2 beautiful bedrooms (11.80 and 10.20 m<sup>2</sup>) each with large dressing room. \* 1 independent toilet \* 1 bathroom with also a toilet. Upstairs : \* 1 attic bedroom with exposed beams ADDITIONAL INFO: \* Solar electric blinds \* Traditional construction of "DEFI" houses \* Crawl space approximately 40 cms \* Aluminum gate \* Close to amenities \* Possibility of parking a camper van DPE in progress. Mandate ref 1318 - Fees charged to sellers - 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) Contact TRILLES IMMOBILIER - 25 Av Maréchal FOCH - 66250 - ST LAURENT/SALANQUE - 04 68 50 97 43 or Pascale on 06 71 50 55 08 Fees and charges : 310 000 € fees included



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.