



Trilles Immobilier

265 000 €

For sale villa

5 rooms

Surface : 110 m²

Surface of the living : 37 m²

Surface of the land : 230 m²

Year of construction : 1986

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

Features :

pool, fireplace, Chambre de plain-pied,
double glazing, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

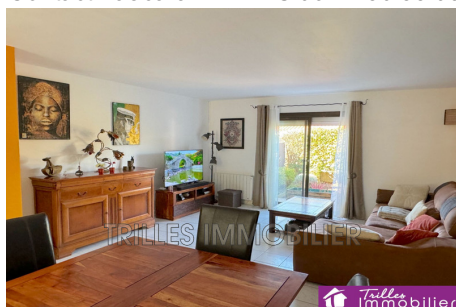
Document non contractuel

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



Villa 1349 Saint-Laurent-de-la-Salanque

- Want to live in St Laurent de la Salanque? - Near the village? (10 mins walk) -
Need 3 bedrooms including 1 on the ground floor for your retirement years? -
Preferably a quiet and peaceful area? Oh yes.....! Do you want a garage for Mr? -
And why not a "Pool" WITHOUT vis-à-vis! with beautiful synthetic lawn? I almost
forgot to tell you about the spacious living room of 38 m2 with fireplace (Insert);
open to the equipped kitchen of 14 m2! Of course, with direct access to the
terrace facing the swimming pool to enjoy your beautiful summer evenings! Have
you seen this glass roof! What a beauty! And then, and then, and then,.....have you
seen the converted attic??? Wow! A 45 m2 floor space with sloping ceiling and
skylight! You are free to create a 4th bedroom, or a large office or a games room.....!
Okay, now let's talk about the technical aspect: - Traditional concrete block
construction - Recent electrical panel - Crawlspace - Attic insulation with sprayed
foam - Shell swimming pool (4.5 m x 2.5 m) - Motorized garage door - Garden not
overlooked - Plot of approx. 230 m2 - 2 sides (with front garden and maintenance-
free rear garden). Client ref: 1349 - Fees charged to sellers - Dpe in progress -
Contact Pascale TRILLES 06 71 50 55 08 or 04 68 50 97 43- TRILLES



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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.