



Trilles Immobilier

275 000 €

For sale villa

4 rooms

Surface : 90 m²

Surface of the living : 33 m²

Surface of the land : 376 m²

Year of construction : 2012

Exposition : Sud

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Features :

Chambre de plain-pied, double glazing

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

01/05/2024 - Prix T.T.C



Villa 1358 Saint-Laurent-de-la-Salanque

TO ADOPT ! We have selected it for you! Her name is "ERABELLE" and she is 12 years old! Born in 2012 in Saint Laurent de la Salanque, it was built on a plot of 376 m² within the subdivision called "Les Terrasses du Canigou". It is true that we can see, from an upstairs room, our emblematic "CANIGOU"! Érabelle opted for a splendid living room of 42 m², bathed in light. No partitioning to appreciate the space, but 2 small walls to delimit the fitted and fully equipped kitchen (oven, hob, hood, dishwasher, fridge). A terrace to access the land and another kitchen side for summer meals. Dapper and very well maintained, she chose colors with current trends which have remained intact! The major requirement, when he was born, was to have a "Parental Suite" on the ground floor... What a privilege to be able to live on one level for your old age!. Little ZOOM for the Ground Floor??? - An entrance hall - An independent toilet (window and hand basin) - A master suite with walk-in shower and sink (window) and cupboard. - A living room - An insulated and tiled garage with washing machine connections (Cumulus and water softener). To access the first floor, Érabelle chose a 2 quarter-turn wooden staircase (impeccable condition). Curious



can, if you ask her: - send you the property brochure (with photos) - tell you the geolocation - send you the video for a pre-visit!

Fees and charges :
Trilles immobilier - 25 Avenue du Maréchal FOCH - 66250 Saint-Laurent-de-la-Salanque
Tél: 0468509743 - trilles.immobilier@gmail.com

Carte professionnelle n°CPI 6601 2015 000 002 656 -
275 000 € fees included

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.