



# Trilles Immobilier

399 000 €

**For sale villa**

**4 rooms**

**Surface : 100 m²**

**Surface of the living : 47 m²**

**Surface of the land : 503 m²**

**Year of construction : 1988**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : Tuiles**

**Features :**

pool, fireplace, Chambre de plain-pied,  
double glazing, Arrosage automatique

3 bedroom

1 terrace

2 showers

1 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

01/06/2025 - Prix T.T.C



## Villa 1454 Saint-Laurent-de-la-Salanque

Exclusive to Saint-Laurent-de-la-Salanque – Villa L'Absolue, a little corner of paradise We are pleased to present L'Absolue, an elegant 100 m² single-story, 4-sided villa nestled in a peaceful and sought-after environment. This house with undeniable charm offers you: 3 spacious bedrooms, including a master suite with private bathroom A large, bright living room with a high-end open kitchen by Cuisinella A welcoming family bathroom A functional garage with workshop and mezzanine for DIY enthusiasts or those looking for optimized storage Outside, let yourself be seduced by: A wooded and intimate garden, perfect for your moments of relaxation A swimming pool to fully enjoy the beautiful days A charming shed for even more storage or a leisure space All on a generous plot of 503 m², ideally located in a quiet area close to amenities.

Fees and charges :

399 000 € fees included



Trilles immobilier - 25 Avenue du Maréchal FOCH, 66250 Saint-Laurent-de-la-Salanque

Tél: 04 68 50 97 43 - [trilles.immobilier@gmail.com](mailto:trilles.immobilier@gmail.com) - [www.trilles-immobilier.fr](http://www.trilles-immobilier.fr)

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 - Barème des prix disponible sur notre site internet