



Trilles Immobilier

Price on request

For sale villa

4 rooms

Surface : 88 m²

Surface of the living : 36 m²

Surface of the land : 350 m²

Year of construction : 2007

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

Features :

Jacuzzi spa, Chambre de plain-pied,
double glazing, calm

3 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

22/08/2025 - Prix T.T.C



Villa 1480 Saint-Laurent-de-la-Salanque

Modern comfort and Mediterranean charm define this beautiful villa in St Laurent de la Salanque. Step into a carefree lifestyle with this modern and stylish villa, built in 2007 and in excellent condition. Located in a quiet residential area, this bright and welcoming home has everything to offer. On the ground floor, enjoy a master bedroom with its own private shower room. The open living space, featuring a fully equipped kitchen, opens onto the rear garden – perfect for entertaining or relaxing in peace. The ground floor is air-conditioned for optimal comfort all year round. Upstairs, you will find two additional bedrooms, along with a second modern shower room and a separate toilet. Outside, the house benefits from a garden on three sides and a sunny terrace ideal for outdoor dining and relaxing moments in the large jacuzzi. ENERGY RATING: D (247) CLIMATE RATING: B (8) Estimated annual energy costs between €1,673 and €2,263 (year of estimate 2021) Ref mandate: 1480 – Fees paid by the seller. Information on risks affecting this property is available on the Géorisques website: www.georisques.gouv.fr Contact: Caroline Oliver - Sales Agent 06.20.60.19.49 – 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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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