



Trilles Immobilier

Price on request

For sale villa

5 rooms

Surface : 115 m²

Surface of the land : 647 m²

Year of construction : 2002

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Features :

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

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/07/2025 - Prix T.T.C



Villa 1477 Clair

CLAIRA Located on a plot of 647 m², in a quiet area, come and discover this pretty single-story 4-sided villa which covers 115 m² and offers 4 bedrooms. On the day side, it consists of a very bright 36 m² living room with its two openings and offers reversible air conditioning as well as a fireplace with insert and heat recovery. The open-plan, equipped kitchen has a dining area and a separate bar. All of this opens onto the south-facing terrace protected by its electric pergola. On the night side, you will find 4 beautiful bedrooms, a shower room, a separate toilet and a bathroom with its corner bathtub. The garage of over 17 m² completes this rare property of traditional construction. For the exterior part, in addition to the large terrace, a lounge area, grassy and wooded areas, a gravel storage area (ideal for games of pétanque) and a concrete slab to accommodate a vehicle enhance this rare property in impeccable and flawless condition. DPE: C (159) GES: A (4)

Mandate ref: 1477 – Fees payable by the seller Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr Contact: Cédric FONVIEILLE 06 11 03 59 32 - TRILLES IMMOBILIER Agency – 25 Avenue FOCH – 66250 St Laurent de la Salanque-



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

Tél: 04 68 50 97 43 - trilles.immobilier@gmail.com - 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