



# Trilles Immobilier

Price on request

For sale house

5 rooms

Surface : 160 m²

Surface of the land : 11887 m²

Year of construction : 1992

Features :

pool, fireplace, Chambre de plain-pied, double glazing, Buanderie, Portail automatique, calm

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

19/12/2025 - Prix T.T.C



House 1518 Elne

Very, very rare in Elne. Just a few steps from the shops!!! Nature lover? Come and discover this exceptional "little corner of paradise". This stunning four-sided villa of approximately 160 m² with a swimming pool and garage, built on a plot of 11,887 m², will captivate you with its tranquility and living environment. From the moment you step inside, it will win you over with its sublime living area of around 65 m², open to a spacious, modern, and fully equipped functional kitchen. This magnificent room, featuring very large bay windows, offers a breathtaking view of the surrounding nature and the pool. A perfect south-facing orientation brings brightness and natural light throughout the day. On the sleeping side, you will find 4 large beautiful bedrooms, each with ample built-in storage cupboards, including a lovely master suite with its own private shower room. A second shower room with a large walk-in shower, as well as a separate toilet, complete the sleeping quarters. A pantry and a laundry room offer plenty of storage options. To fully enjoy the outdoors and the sunny days, this little gem offers a lovely, welcoming terrace with a dining area, a magnificent cascading pool, and a spacious summer kitchen. Perfect for wonderful moments with family or friends!!! The garden also benefits



Two shower rooms - Large plot fully fitted out for horses - Boreholes with automatic irrigation - Large garage - Independent mobile home ENERGY RATING: B (71)

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

CLIMATE RATING: A(2) Information about the risks this property may be exposed to is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Ref mandate

1518. Fees paid by the seller. Contact: Nicolas TRABIS - Sales agent -

06.27.49.73.95 - TRILLES IMMOBILIER Agency - 25 avenue Maréchal Foch - 66250 ST LAURENT DE LA SALANQUE - 04.68.50.97.43.

Fees and charges :