



Trilles Immobilier

445 000 €

For sale house

Surface : 117 m²

Surface of the land : 852 m²

Hot water : Electrique

Inner condition : good

External condition : good

Features :

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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

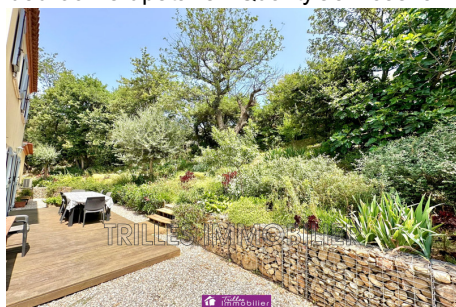
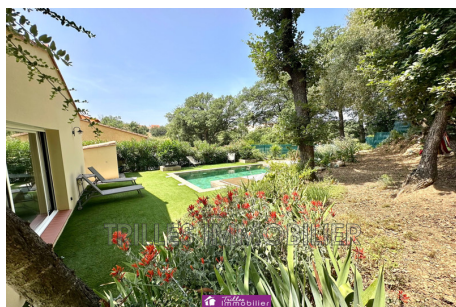
Document non contractuel

15/06/2025 - Prix T.T.C



House 1469 Ortaffa

FAVORITE – ELEGANT 4-SIDED VILLA WITH POOL AND SUPERB WOODED GARDEN Nestled in a sought-after residential area, this magnificent 4-sided villa of approximately 117 m² welcomes you in a peaceful and green setting, on a generous plot of over 850 m², perfectly maintained and landscaped. As soon as you enter, you will be charmed by the volume and brightness of the living room. The large main room, bathed in light, offers a warm and friendly space, with a modern open kitchen, designed for shared moments. On the ground floor, an elegant master suite with private bathroom promises you peace and privacy. Upstairs, three comfortable bedrooms complete the sleeping area, as well as a separate bathroom, ideal for a family. Outside, everything is there to fully enjoy the beautiful days: • A wooded and flowery garden, a true green setting • A beautiful swimming pool, perfectly integrated into the environment • A closed garage and a parking space on the plot The house is fully air-conditioned to ensure optimal comfort all year round. The advantages of this property: - 4-sided villa, bright and not overlooked - Intimate and wooded land of more than 850 m² - Master bedroom + 3 bedrooms upstairs - Quality services: air conditioning, swimming pool, garage -



Fees and charges :

445 000 € 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 - 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