

258 900 €

For sale villa

4 rooms

Surface : 87 m²

Surface of the land : 179 m²

Year of construction : 2012

Exposition : Sud

Hot water : Solaire

Inner condition : good

Features :

Chambre de plain-pied, double glazing,  
calm

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

13/05/2025 - Prix T.T.C

### Villa 1456 Ortaffa

ORTAFFA - 2-sided villa with garage. Come and discover this magnificent 2-sided villa of approximately 87m² with its detached garage, built on a plot of 179m². It is composed on the ground floor of a very bright living room opening onto a magnificent kitchen equipped with the Cuisinella brand, giving access to a large terrace perfectly exposed South with its large electric pergola. The beautiful bedroom with closet and a bathroom composed of a bathtub and a suspended toilet allows you to live in the villa on one level. The upper floor offers a bedroom with a large closet and an office with closet, currently converted into a bedroom. The superb travertine bathroom with its walk-in shower, vanity unit and wall-hung toilet completes this floor. The exteriors will offer you peace and quiet to enjoy the sunny days with a clear view of the mountains. The plus points: - Bedroom and bathroom on the ground floor, - Ducted air conditioning, - Solar water heater, - Centralized vacuum cleaner, - Parking space DPE in progress Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .Ref. mandate 1456. Fees payable by the seller. Contact: Nicolas TRABIS - Commercial 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 :  
258 900 € 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