

214 000 €

Contact agency

OC Immobilier

route de Palau del Vidre

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For sale villa

3 rooms

Surface : 76 m²

Surface of the land : 391 m²

Year of construction : 1985

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

Couverture : tiling

Features :

fireplace, workshop, Bedroom on ground floor, double glazing, CALM

2 bedroom

1 bathroom

1 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

02/07/2025 - Prix T.T.C



### Villa 3048 Elne

For sale in ELNE Single-story family home, 2 bedrooms, with exterior and garage, close to the town center only a few minutes walk from the town center of ELNE, Discover this pleasant type III family home, combining functionality and potential. Located in a quiet residential environment, it will be perfect for any family looking for peace and quiet while remaining close to amenities. Interior layout: With a well-designed surface area, the house opens onto a beautiful, bright living room with an insert fireplace, facing outwards, a separate fitted kitchen, 2 bedrooms, one with a wardrobe, a bathroom, separate toilet and an adjoining garage. Charming and easy-to-maintain exterior: On a plot of approximately 390 m², enjoy a pleasant landscaped exterior with a permanent room serving as a garden shed including a barbecue for convivial moments with family or friends. Technical characteristics : - sale price: €214,000 (fees payable by the seller) - DPE: D - final energy consumption: 187 kWh/m²/year - estimate of annual energy expenditure; between €1,185 and €1,603 - single storey - 3 sides - 2 bedrooms - garage - central city gas Ideal location : close to shops, schools, transport and services in the centre of ELNE, a charming town in the Pyrénées-Orientales, a few minutes from the beaches and Perpignan Risk information available at: [www.georisque.gouv.fr](http://www.georisque.gouv.fr)

Fees and charges :

214.000 € fees included

