

**469 350 €**

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

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**For sale villa**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 47 m²**

**Surface of the land : 412 m²**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

ALARM, DRILLING, electric shutters,  
double glazing, AIR CONDITIONING, CALM

2 bedroom

3 terraces

2 show ers

3 WC

1 garage

3 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

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



### Villa 9196 Le Barcarès

LE BARCARES 66420, in a quiet and sought-after area, close to beaches and shops, this 110 m² house offers an ideal living environment on a 412 m² wooded garden. The main single-story villa, completely renovated, consists of a large, bright living room, open-plan fitted kitchen, two bedrooms, a modern bathroom, reversible air conditioning and a tiled garage. Upstairs, a separate 20 m² studio with a mezzanine, bathroom, kitchenette, and two terraces can accommodate family or tenants. Parking for several cars, camper van. A rare property, disabled access, interesting rental potential.

**Fees and charges :**

469 350 € fees included

