

**314 000 €**

**Contact agency**

**CAP Immobilier**

Zone Commerciale Cap Roussillon - Rue Henri

Chrétien

66600 Rivesaltes

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**For sale villa**

**4 rooms**

**Surface : 94 m²**

**Surface of the living : 41 m²**

**Surface of the land : 362 m²**

**Year of construction : 2014**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**Couverture : tiling**

**Features :**

POOL, AIR CONDITIONING, Garden shed, wood stove, Bedroom on ground floor, double glazing, CALM

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

**Energy class (dpe) : B**

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

Document non contractuel



### Villa 478 Pézilla-la-Rivière

Located in a quiet and pleasant area, come and discover this single-story 3-sided villa of approximately 94 m² of living space, set on a 362 m² plot with a wooden swimming pool. Main features: • Beautiful, bright living room of 41 m² including lounge, living room and open kitchen • 2 comfortable bedrooms of 10 to 15 m² • 1 office of 8.50 m² which can be used as a 3rd bedroom • Functional bathroom of 7.09 m² • Separate toilet • 15 m² garage Villa equipped with reversible air conditioning in the living room, a wood stove, a thermodynamic tank and solar panels. Construction in 2014 to RT2012 standards. Ideal for a family or a couple wanting an easy-to-maintain exterior while enjoying a peaceful setting.

**Fees and charges :**

314 000 € fees included

