

199 000 €

Contact agency

OC Immobilier

route de Palau del Vidre

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For sale villa

4 rooms

Surface : 84 m²

Surface of the land : 128 m²

Year of construction : 2008

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

double glazing

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

07/05/2025 - Prix T.T.C



### Villa 3044 Elne

Just a stone's throw from Elne town centre, discover this warm family home full of potential, with its three bedrooms and functional layout. The house consists of a beautiful living room facing the outdoor space, including a kitchen to be fitted out open to the large living room, a toilet with washbasin, garage. Upstairs there is a master suite with its private bathroom, 2 bedrooms with wardrobes in each of them, a bathroom with toilet. Full of charm and easy to maintain, the exterior of this house offers a pleasant relaxation area ideal for sunny days, without the constraints of a large garden, perfect for sharing an aperitif with friends or enjoying a moment in the sun in complete tranquility. Price of the property: €199,000 Fees payable by the seller Final energy consumption: 155 kWh/m²/year Estimated annual energy costs for standard use: between €842 and €1,138 per year. Average energy prices indexed to 2021 (including subscriptions) 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)

Fees and charges :

Well condominium

199 000 € fees included

