

## Price on request

**Contact agency**

**Chic Immobilier**

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**For sale house**

**5 rooms**

**Surface : 120 m²**

**Surface of the living : 49 m²**

**Surface of the land : 456 m²**

**Year of construction : 2016**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : GOOD**

### Features :

Bedroom on ground floor, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate, CALM

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : A**

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

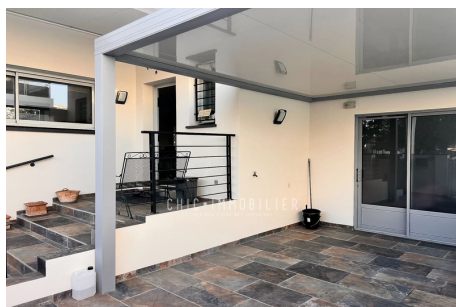
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16/12/2025 - Prix T.T.C



## House 236A/25 Latour-Bas-Elne

For sale in Latour-Bas-Elne, just 500m from shops. Modern and spacious house, located right in the heart of Latour-Bas-Elne! Enjoy excellent east-west exposure that fills the home with natural light throughout the day. This recent house (2016) offers 120 m² of living space on a 456 m² plot with unobstructed views. It features a large 49 m² living room with an open-plan kitchen equipped with silestone countertops, a master suite on the ground floor totaling 18 m², complete with a walk-in shower. Upstairs, there is a bathroom, and on the ground floor, two wall-mounted toilets, one of which includes a hand wash basin. On the upper floor, you'll find a spacious 7.5 m² landing, two generously sized bedrooms measuring 11.3 m² and 12.3 m² respectively, plus an additional 9.4 m² room ready to be customized to your needs (perfect as an office, for example). The interior is brand new, so you just need to move in. The reversible ducted air conditioning system provides comfortable warmth in winter and refreshing coolness in summer. Convenience is paramount, with double glazing, aluminum electric shutters, a carport, a 19 m² aluminum bioclimatic pergola, a 27m deep well, automatic irrigation system (with two tanks and double filtration), automatic gate, thermodynamic water heater, two wall-mounted toilets, brick construction, metal framework, and a 1.6m crawl space. You'll be captivated by the peaceful surroundings. This is an opportunity not to be missed for anyone seeking a home



advantage. The real estate market is dynamic, with good returns from seasonal rentals thanks to its strategic location near both the beaches and mountains. It also offers easy travel thanks to connections to the motorway and public transport. Fees and charges :