

254 800 €

Contact agency

TRILLES IMMOBILIER

25 avenue du Maréchal FOCH

66250 SAINT LAURENT DE LA SALANQUE

04 68 50 97 43 / trilles.immobilier@gmail.com

For sale villa

4 rooms

Surface : 98 m²

Surface of the land : 189 m²

Year of construction : 2020

Exposition : Sud

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Features :

Bedroom on ground floor, double glazing,  
CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

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



### Villa 1443 Ortaffa

ORTAFA - 2-sided villa from 2020 under ten-year warranty. Come and discover this magnificent 2-sided villa of approximately 98m² with its fully tiled and insulated garage, built on a plot of 189m². It is composed on the ground floor of a very bright living room opening onto a magnificent fully equipped kitchen from the Verdié brand, giving access to a terrace and its perfectly exposed garden. The beautiful master suite with private bathroom comprising a walk-in shower and a separate toilet allows you to live in the villa on one level. The upper floor offers two bedrooms with large, fully fitted closets. The superb bathroom with its bathtub and washbasin unit as well as its separate toilet will complete this floor. The exteriors will offer you peace and quiet to enjoy the sunny days in a green and intimate setting. The most +++: - Ten-year guarantee, - Master bedroom on the ground floor, - Ducted air conditioning, - Thermodynamic water heater, -Electric garage door, - Parking space  
DPE: (45), GES: (1) - Mandate ref: 1443 – Fees payable by the seller - Contact: Nicolas TRABIS - Sales Agent - 06.27.49.73.95 - TRILLES IMMOBILIER Agency - 25 Avenue FOCH - 66250 St Laurent de la Salanque - 04.68.50.97.43.

Fees and charges :

254 800 € fees included

