

## Price on request

## 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 house 4 rooms

Surface: 55 m²

External condition: a refresh

Features:

double glazing, CALM

3 bedroom

1 terrace

1 show er

1 WC

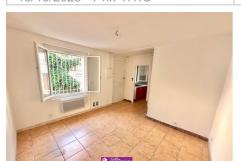
1 parking

1 cellar

Energy class (dpe): E

Emission of greenhouse gases (ges): B

Document non contractuel 18/10/2025 - Prix T.T.C





## House 1496 Ortaffa

Charming village house with 3 bedrooms – 55 m<sup>2</sup> with cellar and private parking Located in the heart of the village, this lovely three-level house combines charm and practicality. On the ground floor, you'll find a separate kitchen that opens onto the living room, creating a bright and welcoming space. The first floor includes one bedroom as well as a bathroom with a shower and toilet. The top floor features two additional bedrooms with direct access to a pleasant balcony. The house is equipped with double glazing and electric shutters, ensuring daily comfort. In the basement, a spacious and practical cellar with water supply and drainage connections allows for the installation of washing machines. Private parking completes this property, a rare advantage for a village house. The highlights: Quiet location close to amenities - Bright rooms - Double glazing Electric shutters Ideal for a first purchase, rental investment, or a second home ENERGY CLASS: E (287) CLIMATE CLASS: B (19) Information about the risks related to this property is available on the Géorisques website: www.georisques.gouv.fr Mandate ref. 1496. Fees payable by the seller. Contact: Nicolas TRABIS - Sales agent - 06.27.49.73.95 - TRILLES IMMOBILIER Agency - 25 avenue Maréchal Foch - 66250 ST LAURENT DE LA SALANQUE -04.68.50.97.43.

