

442 000 €

Contact agency

Gestiom Immobilier

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For sale villa

4 rooms

Surface : 144 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 435 m<sup>2</sup>

Year of construction : 2002

Hot water : Gaz

Inner condition : a refresh

External condition : a refresh

Couverture : tiling

Features :

POOL, double glazing, Automatic Watering,  
CALM

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

Document non contractuel

02/05/2025 - Prix T.T.C



## Villa Perpignan

URGENT SALE CAUSE OTHER ACQUISITION IN PROGRESS, In the town of Perpignan in the popular area of MAS VERMEIL and in a quiet and residential environment, come and discover this pretty 3-sided villa with a living area of approximately 144m<sup>2</sup> on a plot of 435m<sup>2</sup>, a swimming pool and a living room with beautiful volumes. More precisely the villa is composed as follows On the ground floor : - An entrance with cupboard and a toilet with hand basin - garage of approximately 22m<sup>2</sup> - A large and bright living room of approximately 33m<sup>2</sup> with access to an outdoor terrace and a view of the swimming pool - An adjoining fitted kitchen of approximately 16m<sup>2</sup> On the 1st floor: - A release - A bedroom with cupboard of approximately 15 m<sup>2</sup> -A bedroom without cupboard of approximately 15 m<sup>2</sup> -A bedroom of approximately 12m<sup>2</sup> with dressing room of approximately 4m<sup>2</sup> - A bathroom with corner bathtub and WC Outside : There is a spacious terrace as an extension of the living room and the kitchen as well as a garden with a swimming pool (size 3X8m and depth 1.65m) + a masonry shelter for swimming pool area. The villa also has a borehole and automatic watering as well as 2 gates and a gate. In terms of services, this property built in 2002 has a DPE C, electric rolling shutters, PVC and ALU joinery, a radiator heating system with recent gas boiler, reversible air conditioning in the living room. live and upstairs. AGENCY FEES INCLUDED PAYABLE BY THE SELLER: 6442 000

