

## 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 villa

4 rooms

Surface : 109 m²

Surface of the living : 33 m²

Surface of the land : 609 m²

Year of construction : 2004

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

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

3 bedroom

1 terrace

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

07/02/2026 - Prix T.T.C



## Villa 1528 Saint-Hippolyte

How can you not be charmed by this spacious single-story 4-sided villa? Very well maintained, it is situated on a 609 m² plot in a quiet, peaceful residential neighborhood. Its surface area is 109 m² + 19.92 m² veranda + 19.70 m² garage. Here's what you'll find: - A beautiful 33 m² living/dining room - A fitted and equipped kitchen, semi-open to the living area - 3 nice bedrooms (11.24 m² / 12.30 m² / 11.60 m²) - A laundry room (with access to the garage) - A shower room (with toilet) - A separate toilet - A tiled and insulated garage. Technical features: - Traditional block construction from 2004 - Double-glazed windows with electric shutters - 3 recent air conditioning units (split systems) - Motorized garage door - Motorized gate - Wooden garden shed - 3 custom-made closets (wardrobes) - Spacious 19.92 m² veranda - Pergola with curtains - Property tax: €1,543 ACT FAST, FAST, FAST!!!! Contact me to schedule a visit or for more information. EPC: C / GHG: A – Fees payable by the seller. Estimated annual energy costs between €1,191 and €1,611 (estimate year 2023) Ref mandate: 1528 – Fees payable by the seller. Information about risks this property is exposed to can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Contact: PASCALE TRILLES 06 71 50 55 08 – TRILLES IMMOBILIER Agency – 25 Avenue FOCH – 66250 St Laurent de la Salanque – 04.68.50.97.43. -

Fees and charges :

