

**335 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

**For sale house**

**4 rooms**

**Surface : 111 m²**

**Surface of the living : 53 m²**

**Surface of the land : 400 m²**

**Year of construction : 2005**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, fireplace

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

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



## House 890 Saint-Jean-Lasseille

Charming single-storey villa with pool, garage and mountain views in Saint-Jean-Lasseille. Ideally located close to the Spanish border, in a peaceful residential lane by the vineyards in the village of Saint-Jean-Lasseille, this lovely single-storey villa offers a delightful living environment between the Mediterranean Sea and the Pyrenees. The property offers approximately 111 m² of living space, with a bright and spacious 53 m² living area that includes a fully equipped open-plan kitchen and a stylish wood-burning stove – perfect for cosy evenings year-round. Three large sliding doors open onto the garden and the covered terrace. From the kitchen, you have direct access to a pleasant outdoor space with a built-in barbecue, ideal for al fresco dining. The sleeping area features three bedrooms offering multiple sleeping options, a bathroom with bathtub, shower, bidet and sink, an additional shower room with washbasin, and two WCs (one separate). The house is built in solid masonry and benefits from reinforced roof insulation (20 cm). Carefully maintained by its Norwegian owners, it is perfectly suited as a primary residence or a comfortable holiday home. The villa can be sold furnished. The fenced 400 m² plot is beautifully landscaped, with an L-shaped swimming pool and a wooden sun deck for long, relaxing afternoons. The garden is planted with palm trees, an olive tree, lavender, bougainvillea, and laurel hedges – creating a peaceful Mediterranean haven with stunning views of the Pyrenees and Mount



available in villeneuve-de-la-Raho – 25 minutes to the ski resort of Font-Romeu (alpine and cross-country) – About 2 hours to the airports of Barcelona, Toulouse and Montpellier – High-speed TGV connections from Barcelona and Paris to Perpignan

**Fees and charges :**

335 000 € agency fees 4,76% à the responsibility of the buyer included

