

275 000 €

Contact agency

TRILLES IMMOBILIER

25 avenue du Maréchal FOCH

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For sale villa

4 rooms

Surface : 90 m<sup>2</sup>

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

Surface of the land : 376 m<sup>2</sup>

Year of construction : 2012

Exposition : Sud

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

17/05/2024 - Prix T.T.C



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## Villa 1358 Saint-Laurent-de-la-Salanque

TO ADOPT ! We have selected it for you! Her name is "ERABELLE" and she is 12 years old! Born in 2012 in Saint Laurent de la Salanque, it was built on a plot of 376 m<sup>2</sup> within the subdivision called "Les Terrasses du Canigou". It is true that we can see, from an upstairs room, our emblematic "CANIGOU"! Érabelle opted for a splendid living room of 42 m<sup>2</sup>, bathed in light. No partitioning to appreciate the space, but 2 small walls to delimit the fitted and fully equipped kitchen (oven, hob, hood, dishwasher, fridge). A terrace to access the land and another kitchen side for summer meals. Dapper and very well maintained, she chose colors with current trends which have remained intact! The major requirement, when he was born, was to have a "Parental Suite" on the ground floor... What a privilege to be able to live on one level for your old age!. Little ZOOM for the Ground Floor??? - An entrance hall - An independent toilet (window and hand basin) - A master suite with walk-in shower and sink (window) and cupboard. - A living room - An insulated and tiled garage with washing machine connections (Cumulus and water softener). To access the first floor, Érabelle chose a 2 quarter-turn wooden staircase (impeccable condition). Curious to discover the floor? - 2 bedrooms (one with open view and another with large storage cupboard) - 1 independent toilet - 1 bathroom, full height tiled floor with bathtub, mirror and white lacquered storage units. What else ??? Oh yes, Érabelle



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Fees and charges :

275 000 € fees included