

**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 : 88 m²**

**Surface of the living : 36 m²**

**Surface of the land : 350 m²**

**Year of construction : 2007**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Jacuzzi spa, Bedroom on ground floor, double glazing, CALM

3 bedroom

1 terrace

2 show ers

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

24/08/2025 - Prix T.T.C



### Villa 1480 Saint-Laurent-de-la-Salanque

Modern comfort and Mediterranean charm define this beautiful villa in St Laurent de la Salanque. Step into a carefree lifestyle with this modern and stylish villa, built in 2007 and in excellent condition. Located in a quiet residential area, this bright and welcoming home has everything to offer. On the ground floor, enjoy a master bedroom with its own private shower room. The open living space, featuring a fully equipped kitchen, opens onto the rear garden – perfect for entertaining or relaxing in peace. The ground floor is air-conditioned for optimal comfort all year round. Upstairs, you will find two additional bedrooms, along with a second modern shower room and a separate toilet. Outside, the house benefits from a garden on three sides and a sunny terrace ideal for outdoor dining and relaxing moments in the large jacuzzi. ENERGY RATING: D (247) CLIMATE RATING: B (8) Estimated annual energy costs between €1,673 and €2,263 (year of estimate 2021) Ref mandate: 1480 – Fees paid by the seller. Information on risks affecting this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Contact: Caroline Oliver - Sales Agent 06.20.60.19.49 – TRILLES IMMOBILIER Agency – 25 Avenue FOCH – 66250 St Laurent de la Salanque – 04.68.50.97.43.

Fees and charges :

