

**Price on request**

**Contact agency**

**TRILLES IMMOBILIER**

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**For sale house**

**5 rooms**

**Surface : 101 m<sup>2</sup>**

**Surface of the land : 226 m<sup>2</sup>**

**Year of construction : 1990**

**External condition : a refresh**

**Features :**

POOL, fireplace, double glazing, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

09/01/2026 - Prix T.T.C



## House 1519 Saint-Laurent-de-la-Salanque

Discover this charming two-sided villa of 101 m<sup>2</sup>, ideally situated on a 226 m<sup>2</sup> plot, offering a comfortable, bright living environment perfectly suited for family life. Its outdoor spaces and functional interior layout make it a rare find in the area. From the entrance, you'll be captivated by a spacious, light-filled living room with a fireplace, perfect for enjoying warm moments together. The separate kitchen, thoughtfully designed, provides a dedicated space for cooking in peace, with direct access to the garden. On the ground floor, you'll also find a bathroom with a shower and WC. Upstairs features a nice sleeping area comprising: Three bedrooms, including one with a walk-in closet, an office ideal for remote work or an extra child's room, and a bathroom with WC. Outside, the property offers a front garden with a parking spot and a pleasant backyard garden with a terrace perfect for outdoor dining, an above-ground pool, and a handy storage shed. The Highlights: Two gardens (front and back) Private parking Pleasant terrace for sunny days Above-ground pool Storage shed Garage with motorized door This villa combines spaciousness, brightness, and enjoyable outdoor areas. An ideal home for a family looking for a peaceful, practical, and welcoming place to live. ENERGY RATING: C (145) CLIMATE RATING: A (4) Information about risks affecting this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Mandate reference 1519. Fees charged to the seller. Contact: Nicolas TRABIS - Commercial

