

**379 000 €**

**Contact agency**  
**LE LAGON IMMOBILIER**

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**For sale house**

**4 rooms**

**Surface : 115 m²**

**Surface of the living : 35 m²**

**Surface of the land : 512 m²**

**Year of construction : 1999**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Absolute calm, POOL, CRAWL, Bedroom on ground floor, double glazing, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : C**

Document non contractuel

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



### House 3370 Saleilles

In a sought-after residential area, quiet and close to amenities, single-story 4-sided house, with a living area of 115 m<sup>2</sup> on an enclosed plot of over 512 m<sup>2</sup> with heated swimming pool. Built in 1999, it comprises an entrance to a large living room of approximately 36m<sup>2</sup>, a separate fitted kitchen, a hallway leading to the sleeping area comprising 3 bedrooms including a master suite with shower room and dressing room, a large bathroom, 2 separate toilets and a laundry room. The house has a tiled and insulated garage, a carport, a workshop, several parking spaces and 2 separate entrances. The swimming pool, sheltered from view, is ideally exposed due south. With a south-eastern exposure, the house offers exceptional brightness and sunshine all year round. Numerous services: ducted air conditioning, double-glazed windows, water softener, central vacuum, electric roller shutters, motorized gates.

**Fees and charges :**

379 000 € agency fees 3,69% à the responsibility of the buyer included

