

460 000 €

Contact agency

TRILLES IMMOBILIER

25 avenue du Maréchal FOCH

66250 SAINT LAURENT DE LA SALANQUE

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For sale villa

5 rooms

Surface : 138 m²

Surface of the land : 805 m²

Year of construction : 2001

Hot water : Solaire

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor, double glazing

3 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/06/2025 - Prix T.T.C



Villa 1464 Torreilles

TORREILLES Exceptional 4-sided villa of traditional construction with swimming pool built on a plot of 805 m². This rare villa in the area, quiet, offers the possibility of being lived in on one level. Indeed, you will find on the ground floor a separate kitchen, a living room with fireplace and air conditioning, a large bedroom with closet, a bathroom, separate toilet as well as a veranda overlooking the swimming pool. The very large 35 m² dual-aspect garage with its mezzanine becomes a modular space that can be used as a garage, a kitchen, a laundry room, an additional bedroom, etc. The outdoor area offers a large 10m x 4m swimming pool with paved deck (thermal slabs), a garden shed, a technical room for the swimming pool, another for the drilling, an electric gate, a carport that can accommodate two cars... Upstairs, you will find two beautiful air-conditioned bedrooms with wardrobes, a shower room and a separate toilet. The solar water heater and solar roller shutters complete this property to discover without delay!!! DPE: C (152). GES: A (4) Estimated annual energy costs between €1,455 and €1,969 (estimated years 2021, 2022, 2023) Mandate ref: 1464 Fees payable by the purchaser. €460,000 including fees, €445,000 excluding fees, 3.37% including tax on fees Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Contact: Cédric FONVIELLE 06 44 02 50 22 - TRILLES IMMOBILIER Agency - 25 Avenue FOCH - 66250 St Laurent

