

572 000 €

Contact agency

CAP Immobilier

Zone Commerciale Cap Roussillon - Rue Henri

Chrétien

66600 Rivesaltes

04 12 05 75 90 / contact@capimmo66.fr

For sale villa

5 rooms

Surface : 150 m²

Surface of the land : 2000 m²

Year of construction : 2003

View : Dégagée

Hot water : Solaire

Inner condition : GOOD

External condition : GOOD

Features :

POOL, AIR CONDITIONING, Garden shed,
Bedroom on ground floor, double glazing,
Automatic Watering, Laundry room,
Automatic gate, CALM

4 bedroom

1 terrace

3 showers

4 WC

2 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



Villa 479 Clair

In a peaceful setting in CLAIRA, this single-story villa, built in 2003, offers 150 m² of living space (190 m² of usable space) on a beautiful wooded plot of approximately 2,000 m², with an unobstructed view of the ALBÈRES mountains. The house is accessed via a veranda, then via an entrance hall which leads to two separate spaces and a separate toilet. On one side, you enter the large living area, comprising the living room, the dining room, and the open kitchen. This bright and spacious space is very pleasant to live in. The spaciousness, brightness, and the wood-burning stove make it a central place to share quality time with family or friends. The house also has reversible ducted air conditioning for greater comfort all year round. On the other side, the sleeping area offers 4 bedrooms: Two of them feature mezzanines, which are convenient for creating a sleeping area, play area, or storage space. These two bedrooms share a bathroom with a double sink and walk-in shower. A first master suite has a small dressing room, a separate shower room and a separate toilet. A second spacious master suite benefits from a large dressing room, a walk-in shower and a toilet. The exterior is designed for relaxation and conviviality, with a swimming pool surrounded by a large terrace and annexes (a shower, a toilet, a technical room), as well as a veranda equipped with a gas kitchen. Parking is easy thanks to a large space, a carport (2 cars), two garages with electric doors. Two other spaces allow for a workshop, storage, and



Fees and charges :

572 000 € fees included