

## 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 house

5 rooms

Surface : 160 m²

Surface of the land : 11887 m²

Year of construction : 1992

### Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

19/12/2025 - Prix T.T.C



## House 1518 Elne

Very, very rare in Elne. Just a few steps from the shops!!! Nature lover? Come and discover this exceptional "little corner of paradise". This stunning four-sided villa of approximately 160 m² with a swimming pool and garage, built on a plot of 11,887 m², will captivate you with its tranquility and living environment. From the moment you step inside, it will win you over with its sublime living area of around 65 m², open to a spacious, modern, and fully equipped functional kitchen. This magnificent room, featuring very large bay windows, offers a breathtaking view of the surrounding nature and the pool. A perfect south-facing orientation brings brightness and natural light throughout the day. On the sleeping side, you will find 4 large beautiful bedrooms, each with ample built-in storage cupboards, including a lovely master suite with its own private shower room. A second shower room with a large walk-in shower, as well as a separate toilet, complete the sleeping quarters. A pantry and a laundry room offer plenty of storage options. To fully enjoy the outdoors and the sunny days, this little gem offers a lovely, welcoming terrace with a dining area, a magnificent cascading pool, and a spacious summer kitchen. Perfect for wonderful moments with family or friends!!! The garden also benefits from a large, fully arranged area designed to accommodate horses and other animals. The facilities have been built with quality materials and thoughtfully



CLIMATE RATING: A(2) information about the risks this property may be exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Ref mandate 1518. Fees paid by the seller. Contact: Nicolas TRABIS - Sales agent - 06.27.49.73.95 - TRILLES IMMOBILIER Agency - 25 avenue Maréchal Foch - 66250 ST LAURENT DE LA SALANQUE - 04.68.50.97.43.

Fees and charges :

