

**314 000 €**

**Contact agency**

**Nicole Sibi Immobilier**

32 Rue Principale

66130 Corbère

04.68.80.30.62 / sibi.nicole@orange.fr

**For sale mansion**

**Surface : 210 m²**

**Surface of the living : 51 m²**

**Surface of the land : 45 m²**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, Laundry room

4 bedroom

2 terraces

1 bathroom

2 showers

4 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

05/07/2025 - Prix T.T.C



### Mansion 741 Ille-sur-Têt

Charming character house with view of Canigou Located a stone's throw from the center, in a quiet and sought-after area, this charming house offers great potential. It consists of two accommodations: A beautiful duplex apartment of approximately 120 m², with a spacious living room bathed in light and a large terrace offering a breathtaking view of Canigou. A second 70 m² apartment, customizable to your liking: kitchen and heating system to be installed. It also has its own terrace. In addition, you benefit from a 35 m² garage, a 70 m² workshop on two levels, and an interior courtyard. A rare property, ideal for a family project, a rental investment or a pied-à-terre with additional income.

**Fees and charges :**

314 000 € fees included

