

## Price on request

**Contact agency**

**Méridia Immobilier**

1 rue de la Fontaine

66170 Millas

04 68 73 14 42 / [contact@meridiaimmobilier.fr](mailto:contact@meridiaimmobilier.fr)

**For sale house**

**5 rooms**

**Surface : 140 m²**

**Surface of the living : 36 m²**

**Surface of the land : 391 m²**

**Year of construction : 1974**

**Exposition : Nord**

**Hot water : Fuel**

**Inner condition : to modernize**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

Piscine coque 8.5x4m, Outbuilding, Volets aluminium roulant, Fenêtres double vitrage, Balconies, Pergola bois, barbecue, Isolation combles

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

12/07/2025 - Prix T.T.C



## House 451 Ille-sur-Têt

**EXCLUSIVE - ILLE-SUR-TÊT** Located in a residential area, come and discover this charming 1970s house, offering a comfortable living space of 140 m² on a plot of 391 m² with swimming pool. Ideal for a large family, it includes a pleasant living room of 36 m² and a fitted kitchen opening onto a terrace with barbecue and a garden. On the 1st floor, we find 4 bedrooms, one of which is 18.25m² with an adjoining bathroom and a separate shower room. The charming assets of this property are added to a garage, three parking spaces, oil-fired central heating and quality services such as: 8.5x4m shell pool, outbuilding, roller shutters, double-glazed windows, balconies and wooden pergola. After renovation, this house will offer you a pleasant living environment. The fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr> Frédéric SANZ 06 85 98 95 78

Fees and charges :

