

299 000 €

Contact agency

CAP Immobilier

Zone Commerciale Cap Roussillon - Rue Henri

Chrétien

66600 Rivesaltes

04 12 05 75 90 / contact@capimmo66.fr

For sale contemporary house

5 rooms

Surface : 146 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 490 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud est

Hot water : Electrique

Inner condition : excellent

Features :

POOL, fireplace, double glazing, Automatic gate, CALM

4 bedroom

1 terrace

2 bathrooms

2 showers

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



## Contemporary house 398 Latour-de-France

On the outskirts of the village, you will be seduced by the charm of this villa of approximately 146 m<sup>2</sup> on the ground floor. You will appreciate the garden where emblematic olive trees border the semi-buried swimming pool, hidden from view. A true haven of peace! Upstairs, a patio where you will enjoy sharing meals with family or friends. For winter evenings, you will enjoy the living room and the heat of its pellet stove, a fully equipped open kitchen, 2 bedrooms opening onto the patio, a bathroom and 1 separate toilet. A staircase will take you to a spacious mezzanine, ideal for a bedroom or an office, with a breathtaking view of the Fenouillèdes. A garage of exceptional size and an independent bedroom with bathroom are added to this property. No work needed ! Quality services with double glazing, aluminum windows, roller shutters, reversible air conditioning, motorized gate.

Fees and charges :

299 000 € fees included

Document non contractuel

