

## Price on request

### Contact agency

**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRUISSAN

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### For sale property

**5 rooms**

**Surface : 174 m²**

**Surface of the living : 63 m²**

**Surface of the land : 25000 m²**

**Year of construction : 2021**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : exceptional**

### Features :

POOL, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

3 showers

3 WC

1 garage

10 parkings

**Energy class (dpe) : B**

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

Document non contractuel

11/09/2025 - Prix T.T.C



## Property 11273 Sallèles-d'Aude

Property on 25,000 m² of land featuring a beautiful contemporary villa of 174 m², T5, a 110 m² shed, large garage, and a well. Opportunity to build an agricultural shed, develop farming activities, keep horses... Lovely single-story villa offering a spacious open-plan living room and kitchen of 63 m², opening through huge glass doors onto the garden, terrace with pergola, saltwater pool (10x4)... laundry room, pantry. Sleeping area with 2 bedrooms connected by a bathroom with toilet. Master suite with a bedroom overlooking the garden, walk-in closet, and bathroom with toilet. A 4th bedroom or office. Quality features: fitted kitchen, double-glazed windows, electric roller shutters, water softener, ducted reversible air conditioning, alarm system, photovoltaic panels, solar panels... large 40 m² garage. A 110 m² shed for workshop, garage... Pool house with summer kitchen, bathroom for dining by the pool. The highlight: a stunning 25,000 m² plot with a well, fruit trees, olive trees. This land offers peace and quiet... and also allows you to pursue your planting projects, olives, fruit trees, truffle trees... or let your horses roam freely. Ideally located just a few meters from the Canal du Midi, 20 minutes from Narbonne, 35 minutes from the sea... A must-see! Contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

