

258 900 €

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 villa

4 rooms

Surface : 87 m²

Surface of the land : 179 m²

Year of construction : 2012

Exposition : Sud

Hot water : Solaire

Inner condition : GOOD

Features :

Bedroom on ground floor, double glazing,
CALM

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Document non contractuel

08/05/2025 - Prix T.T.C



Villa 1456 Ortaffa

ORTAFA - 2-sided villa with garage. Come and discover this magnificent 2-sided villa of approximately 87m² with its detached garage, built on a plot of 179m². It is composed on the ground floor of a very bright living room opening onto a magnificent kitchen equipped with the Cuisinella brand, giving access to a large terrace perfectly exposed South with its large electric pergola. The beautiful bedroom with closet and a bathroom composed of a bathtub and a suspended toilet allows you to live in the villa on one level. The upper floor offers a bedroom with a large closet and an office with closet, currently converted into a bedroom. The superb travertine bathroom with its walk-in shower, vanity unit and wall-hung toilet completes this floor. The exteriors will offer you peace and quiet to enjoy the sunny days with a clear view of the mountains. The plus points: - Bedroom and bathroom on the ground floor, - Ducted air conditioning, - Solar water heater, - Centralized vacuum cleaner, - Parking space DPE in progress Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr .Ref. mandate 1456. Fees payable by the seller. Contact: Nicolas TRABIS - Commercial 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 :

