

**Price on request**

**Contact agency**  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRISSAN

0603117194 / guylaine.bertrand@hotmail.fr

**For sale house**

**8 rooms**

**Surface : 200 m²**

**Surface of the living : 26 m²**

**Surface of the land : 969 m²**

**Year of construction : 1970**

**View : Jardin**

**Inner condition : GOOD**

**Features :**

fireplace, double glazing, Laundry room,  
CALM

5 bedroom

1 terrace

2 showers

3 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

08/09/2025 - Prix T.T.C



### House 11270 Saint-André-de-Roquelongue

Property comprising 2 houses, a wine cellar, and a storage shed on a 969 m² walled plot in the quiet village center. The 132 m² house features a spacious entrance hall leading to a beautiful living room with a fireplace, a separate equipped kitchen, and a toilet on the ground floor. A wooden staircase provides access to the upper floor where you'll find 3 large bedrooms with built-in wardrobes, a shower room, and a separate toilet. All of this opens onto a lovely Mediterranean terrace with arches, perfect for dining in the shade. Traditional construction. Adjacent to the house is a storage shed for parking your vehicles or potential extension. Above is an independent 4-room apartment with street access, ideal for a rental, family use, or similar. Two wine cellars with vats. Great potential to develop a business. Refreshing updates are needed to modernize the property. The garden is suitable for a swimming pool and can be easily enhanced. A beautiful and peaceful living environment in the village. Projects, family gathering, income opportunity... A visit is essential to discover all the possibilities. To schedule a visit, contact Guylaine Bertrand at 06.03.11.71.94

Fees and charges :

