

213 200 €

Contact agency

TRILLES IMMOBILIER

25 avenue du Maréchal FOCH

66250 SAINT LAURENT DE LA SALANQUE

0468509743 / trilles.immobilier@gmail.com

For sale house

Surface : 86 m<sup>2</sup>

Surface of the land : 338 m<sup>2</sup>

Year of construction : 1988

Inner condition : a refresh

External condition : GOOD

Features :

fireplace, Laundry room, CALM

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

17/08/2024 - Prix T.T.C



## House 1369 Ortaffa

ORTAFFA Come and discover this charming 3 Faces villa ideally located a few steps from the village center. Built on a plot of 338 m<sup>2</sup> with trees, this house offers you an area of 86 m<sup>2</sup> plus a spacious basement of 53 m<sup>2</sup> plus a large garage of 41 m<sup>2</sup>. The villa is made up on the first floor of a large, very bright living-dining room with access to a large terrace, an independent kitchen, two beautiful spacious bedrooms and a bathroom with independent toilet. On the ground floor you will find a very large space of more than 50 m<sup>2</sup> currently used for storage. Finally, a very large garage of 41 m<sup>2</sup> will delight some people. Magnificent wooded plot with a pleasant terrace to enjoy the sunny days. Most : - Fully air-conditioned house - Large terrace - Garden with trees - Huge basement  
Diagnosis in progress  
Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) .Mandate ref 1369. Fees charged to 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 :

213 200 € fees included

