380 000 €

Contact agency OSEZ MON IMMOBILIER 25 rue de Toulouse 11430 GRUISSAN 0603117194 / guylaine.bertrand@hotmail.fr

For sale villa 5 rooms Surface : 80 m²

Surface of the land : 114 m² Year of construction : 1970 Exposition : Sud est View : Aperçu mer Inner condition : a refresh External condition : GOOD

Features :

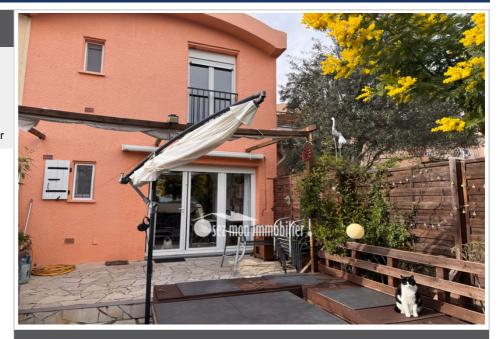
Bedroom on ground floor, double glazing, CALM

- 3 bedroom
- 1 terrace
- 1 bathroom
- 1 show er
- 2 WC
- 1 parking
- 1 cellar

Energy class (dpe) : D Emission of greenhouse gases (ges) : B

Document non contractuel 21/02/2025 - Prix T.T.C





Villa 11258 Gruissan

Les romarines, very popular residence, villa of 80 m2, T4, on a plot of 114 m2 with trees with large cellar of 10 m2 for storage, bike, scooter, windsurfing ... On the ground floor, a beautiful bright living room with equipped kitchen opening onto a beautiful south-east terrace to take your meals under the arbor sheltered from view and the wind. A bedroom and a bathroom with we. Large storage under stairs with machine space. Upstairs, 1 beautiful bedroom with sea view, large closet. The 3rd bedroom with large closet which opens onto a beautiful veranda of 8 m2. A bathroom with WC. Sea view from the first floor. The land at the back well sheltered with its large terrace, its wooded area and especially the cellar with direct access. Very quiet. Private parking with electric terminal (rare). Very well maintained house but to be brought up to date if necessary. To see quickly. Ideal main residence by the sea. To visit, contact Guylaine Bertrand 06.03.11.71.94 Fees and charges : Annual current expenses 812 € Well condominium 380 000 € fees included



