

380 000 €

Contact agency
OSEZ MON IMMOBILIER

25 rue de Toulouse
11430 GRUISSAN

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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 shower

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 wc. 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

