

170 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale house

4 rooms

Surface : 83 m<sup>2</sup>

Year of construction : 1860

View : Citadine

Hot water : Electrique

Inner condition : excellent

Features :

AIR CONDITIONING, Walking distance to shops, double glazing

3 bedroom

1 terrace

2 bathrooms

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/04/2025 - Prix T.T.C



### House 816 Sigean

CHARMING TOWNHOUSE IN THE HEART OF A LIVELY VILLAGE, CLOSE TO NATURE AND MEDITERRANEAN BEACHES Discover this warm and characterful townhouse, with a superb stone façade and a roof terrace, located in the heart of the lively village of Sigean! Just a short walk from cafes, restaurants, the local market, and even a small cinema, this house combines modern comfort with authentic charm. From the entrance, you'll immediately feel its inviting atmosphere. Carefully renovated, the home showcases quality materials in harmonious tones, with beautiful exposed beams and travertine tiles throughout. The ground floor opens to a welcoming living room, followed by a beautiful kitchen with a dining area in seamless connection. From the kitchen, step into a small stone-walled courtyard, perfect for bicycle storage or a cozy relaxation area. Upstairs, you'll find two spacious bedrooms and two magnificent bathrooms. This level also offers ample practical storage within the bedroom and under the stairs. The top floor boasts a bright living room/bedroom with direct access to the large terrace, ideal with its outdoor kitchen, dining space, and relaxation area, all with a view of the distant Mediterranean. Sigean is a charming French town with all necessary amenities and an ideal location between Narbonne and Perpignan. Nestled in a stunning natural setting, the area offers lovely walks and bike rides through vineyards, lagoons, and salt lakes, where pink flamingos can often be seen.



05209 2539.

Fees and charges :

170 000 € agency fees 7.02% à the responsibility of the buyer included

www.twimmo.com