

315 000 €

Contact agency
OSEZ MON IMMOBILIER

25 rue de Toulouse

11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale villa

7 rooms

Surface : 165 m²

Surface of the living : 51 m²

Surface of the land : 1750 m²

Year of construction : 1975

Exposition : Sud est

View : Dégagée

Inner condition : GOOD

External condition : GOOD

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

2 garage

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

24/11/2024 - Prix T.T.C



Villa 11236 Conilhac-Corbières

Beautiful Mediterranean villa of translational construction with an area of approximately 165 m² on a beautiful landscaped plot of 1750 m² with magnificent pines and century-old olive trees. This villa offers a very pleasant living comfort with its living room of 51 m² with fireplace, crossing and opening onto 2 magnificent terraces (south and east) for your meals with family or friends. On the ground floor, a beautiful entrance hall also serves the sleeping area with two large bedrooms, 1 bathroom, separate toilet and an office. Upstairs, a beautiful bedroom opening onto a terrace offering a beautiful unobstructed view, another bedroom, a shower room and a toilet. 2 garages, laundry room. BBQ. Double glazing, reversible air conditioning, electric gate. The land is enclosed and offers the possibility of building a beautiful swimming pool in front of the house. A haven of peace! Just the song of the cicadas... Ideal for a family, a second home... Only 5 minutes from the Lézignan motorway, 35 minutes from the sea. To visit, contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :
315 000 € fees included

