

495 000 €

Contact agency
OSEZ MON IMMOBILIER

25 rue de Toulouse
11430 GRUISSAN

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For sale villa

5 rooms

Surface : 122 m²

Surface of the living : 56 m²

Surface of the land : 192 m²

Year of construction : 1972

Exposition : Sud ouest

Inner condition : excellent

External condition : GOOD

Features :

POOL, double glazing, Laundry room,
CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

16/08/2024 - Prix T.T.C



Villa 11226 Gruissan

Charming villa of traditional construction T 5 of approximately 120 m² on a plot of 190 m² very well appointed with small swimming pool and its beach to the south and a beautiful terrace with BBQ on the kitchen side for your meals and enjoy the setting sun while admiring the tower in the distance illuminated barberousse. Villa completely renovated with great taste. Entrance hall opening onto the 52 m² living room with a beautiful living room, dining area and fully equipped kitchen. Plenty of storage. WC. Scullery laundry room, garage which can be transformed into a bedroom on the ground floor if necessary. Upstairs: A master suite with bathroom open to the room and dressing room (21 m²), 3 other bedrooms and a bathroom, WC. Great amenities: Patio window on the pool side, double glazing, roller shutters, quality household appliances. The tiled salt swimming pool will allow you to cool off and enjoy the sun on the deckchairs when you are not going to the beach. Possibility of entering a small car in the driveway or in the garage. Easy to travel outdoors. You were looking to settle down in the magnificent village of Gruissan and settle into your main residence, this villa is for you. Close to shops on foot and quiet, Close to the beach... Guaranteed favorite!!! To visit contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

495.000 € fees included

