

519 000 €

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

66140 Canet-en-Roussillon

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**For sale villa**

**7 rooms**

**Surface : 135 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 547 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

ALARM, Fibre Optique, Not overlooked, Piscine 7.5x3.5, Bedroom on ground floor, double glazing, insert, summer kitchen, AIR CONDITIONING, CALM

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel  
27/09/2024 - Prix T.P.C



**Villa 8923 Saleilles**

66330 SALEILLES . In a quiet, residential area close to shops, opulent single-storey villa composed of a beautiful living room, a fully equipped independent kitchen , the living room opening onto the garden. Three large bedrooms with fitted wardrobes, a bathroom and a separate toilet. In the attic, a two-room apartment with living room-kitchen, a bedroom and a bathroom, the entrance is independent of the villa via an exterior staircase . An insulated garage as well as a parking space. A 7.5X3.5 swimming pool all set in a 547 m<sup>2</sup> wooded garden .

Fees and charges :

519 000 € fees included

