

1 095 000 €

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

66140 Canet-en-Roussillon

04 68 80 51 51 / nathalie@hucimmobilier.com

**For sale villa**

**8 rooms**

**Surface : 250 m²**

**Surface of the land : 4500 m²**

**Year of construction : 2011**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

ALARM, Forage 70 m, Centralisation des volets, Piscine 12x4.5, 5 Bedrooms Bungalow, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

5 bedroom

1 terrace

5 showers

5 WC

2 garage

1 cellar

**Energy class (dpe) : C**

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



**Villa 8986/2024 Alénaya**

CLOSE TO THE BEACHES, beautiful contemporary property, OUTSIDE A SUBDIVISION, in a countryside environment of 4500 m² of wooded garden. The living area of 250 m² with five bedrooms on one level, very bright with beautiful volumes ... The beautiful entrance opens onto the living room topped by a mezzanine, the kitchen-diner opens onto the large terraces facing the swimming pool and as an extension the summer kitchen ... On the right wing the master suite 33 m² with bathroom and dressing room, a guest bedroom or large office ... On the left wing 3 other suites ... a laundry room, a double garage, swimming pool toilets, swimming pool technical room

Fees and charges :

1 095 000 € fees included

