## 945 000 €

## Contact agency OSEZ MON IMMOBILIER

25 rue de Toulouse 11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale villa 6 rooms

Surface: 191 m²

Surface of the living: 64 m² Surface of the land: 675 m² Year of construction: 2000 Inner condition: GOOD External condition: GOOD

## Features:

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

5 bedroom

2 terraces

1 bathroom

3 showers

4 WC

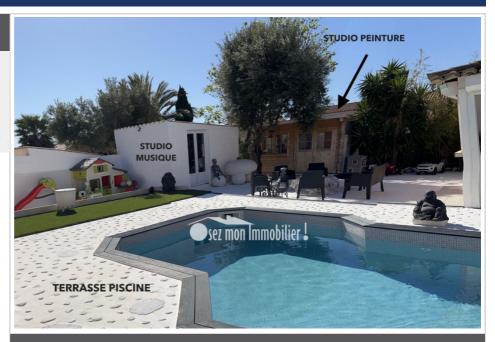
3 parkings

Energy class (dpe): C

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{C}}$ 

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## Villa 11255 Gruissan

Beautiful and spacious single-storey villa of over 160 m² plus a large independent studio of 41 m² on an enclosed plot of 675 m² with swimming pool and pool house. You will be seduced by the originality of this villa with its large bright living room with a cathedral ceiling, a central skylight and its huge bay windows opening onto the terrace and the swimming pool. The built-in kitchen is equipped and very functional. The layout of the 4 bedrooms, each with their own shower room and toilet, is atypical and offers access to the 4 corners of the living room. A beautiful, fully equipped independent apartment can accommodate the family, accommodate a teenager and rent out. An independent space as a workshop, office, etc. The wooded land offers a beautiful, quiet outdoor space with swimming pool (10X5) and pool house. Very well located, just a 5-minute walk from Grazel beach. Great features: underfloor heating, reversible air conditioning, double glazing, electric roller shutters, videophone... A real favorite. Rare in Gruissan. To visit, contact Guylaine Bertrand 06.03.11.71.94

Fees and charges : 945 000 € fees included