

378 000 €

Contact agency

CAP Immobilier

Zone Commerciale Cap Roussillon - Rue Henri

Chrétien

66600 Rivesaltes

04 12 05 75 90 / contact@capimmo66.fr

For sale villa

8 rooms

Surface : 170 m<sup>2</sup>

Surface of the living : 57 m<sup>2</sup>

Surface of the land : 834 m<sup>2</sup>

Year of construction : 1989

View : Sans vis à vis

Hot water : Electrique

Inner condition : to renovate

Features :

POOL, AIR CONDITIONING, Garden shed, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

7 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Villa 468 Saint-Laurent-de-la-Salanque

For Sale – 4-Sided Villa with Swimming Pool in Saint-Laurent de la Salanque. Located in a quiet and sought-after area, close to all amenities and just minutes from the beaches, this detached villa of approximately 170 m<sup>2</sup> on a plot of 834 m<sup>2</sup> offers enormous potential. Renovation work is expected, but it represents a great opportunity for a large family or an investor. On the ground floor, the house comprises an entrance hall, a spacious living/dining room with an insert fireplace and a mezzanine, as well as an open-plan kitchen. It also has five bedrooms, a bathroom with a toilet, a separate shower room, a separate toilet, and a laundry room. Upstairs, a self-contained apartment with exterior access via stairs includes a living/dining room with an open-plan kitchen, a bedroom, and a bathroom with a toilet. This space was previously rented for €450/month, making it a great rental opportunity. Outside, the large, wooded garden offers a pleasant space with a swimming pool. Parking for several vehicles, including a campervan, is available. A rare property with many development possibilities, ideal for a main residence, a large family or a rental investment. For more information or to arrange a visit, contact us!

Fees and charges :

378 000 € fees included

