



# Trilles Immobilier

254 000 €

For sale villa

7 rooms

Surface : 131 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 200 m<sup>2</sup>

Year of construction : 1984

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Features :

fireplace, double glazing, Buanderie, calm

4 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

14/03/2025 - Prix T.T.C



## Villa 1430 Saint-Laurent-de-la-Salanque

We present to you our new EXCLUSIVE! TOP! TOP! TOP! Do you need space? volumes? 4 bedrooms? An outdoor area for your grills? a garage? a fitted and equipped kitchen? a laundry room (possibility of creating a 5th bedroom on the ground floor? To be close to the village center?: 10 minutes maximum on foot and 2 by car! Technical information: - Living room of approximately 39 m<sup>2</sup> with open kitchen - Double glazing - New air conditioning on the ground floor - Chimney - Laundry room of 13.80 m<sup>2</sup> - Plot of 200 m<sup>2</sup> - Garage insulated ceiling - 30 cm sprayed glass wool - DPE in D - Traditional construction (concrete block) in 1984 - Living area 131 m<sup>2</sup> + garage of 17 m<sup>2</sup> The +++: - Beautiful brightness - Beautiful volumes - Well maintained - No work - Schools and Colleges nearby Contact Pascale TRILLES at 06 71 50 55 08 or 04 68 50 97 43 TRILLES IMMOBILIER Agency - 25 Avenue du Maréchal FOCH - 66250 - SAINT LAURENT/SALANQUE Fees and charges :

254 000 € fees included



Trilles immobilier - 25 Avenue du Maréchal FOCH, 66250 Saint-Laurent-de-la-Salanque

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Code NAF 6831Z agences immobilières - SIRET 752 845 602 00032 - Garantie financière : GALIAN Agence détentrice de fonds - Montant de la garantie : 160 000 € - Document non contractuel - Barème des prix disponible sur notre site internet