

€ 185 000

**Buying villa**

**4 rooms**

**Surface : 75 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 160 m<sup>2</sup>**

**Hot water : Electrique**

**Inner condition : good**

**External condition : Exceptionnel**

**Amenities :**

Bedroom on ground floor, double glazing, calm

2 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

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

**Fees and charges :**

185 000 € fees included

18/04/2024 - Prix T.T.C



## Villa Perpignan

**HOSPITAL SECTOR - FULLY RENOVATED 2-SIDED VILLA** A pretty 3-room villa of 75m<sup>2</sup> on a plot of 160m<sup>2</sup> is composed as follows: - A living room of 31m<sup>2</sup> with cathedral roof - A modern fitted kitchen - Two bedrooms with fitted wardrobes - A bathroom with walk-in shower - A spacious mezzanine of 21m<sup>2</sup> Outside a beautiful garden with terrace not overlooked **BENEFITS:** Aluminum window, PVC double glazed windows, reversible air conditioning. Do not hesitate to contact us at 04.68.08.82.89 for a visit Ref. : 881V33M



Gestiom Immobilier - 8 Avenue Carsalade du Pont - 66100 Perpignan

Tél: 04 68 08 82 89 - [contact@gestiom.com](mailto:contact@gestiom.com) - [www.gestiom.com](http://www.gestiom.com)

Carte professionnelle n°CPI 6601 2018 000 030 793 - RCS 522 741 529

Code NAF 6831Z - SIRET 52274152900013 - Garantie financière : Verspiren-ALLIANZ IARD pour un montant de 110000€ - Document non contractuel - \*prix F.A.I.