



GESTION ET TRANSACTION DE BIENS IMMOBILIERS

€ 255 000

Buying villa

4 rooms

Surface : 90 m²

Surface of the living : 40 m²

Surface of the land : 214 m²

Year of construction : 2023

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Fees and charges :

255 000 € fees included

03/07/2025 - Prix T.T.C



Villa Clara

FOR SALE IN RESIDENTIAL AREA IN THE TOWN OF CLAIRA VILLA 2 FACES ON THE SINGLE LEVEL TO RELEASE CLOSE TO ALL AMENITIES (including shopping center 5 minutes away, nursery in the housing estate and nursery and elementary schools less than 10 minutes away on foot) The property is composed as follows:

- An entrance with cupboard opening onto a bright living room of around 40m² with fitted and newly equipped kitchen area
- A garage with motorized door of approximately 13.48m² and additional outdoor parking in front of the villa
- A corridor leading to the sleeping area
- A bedroom with closet of approximately 12.52m²
- A bedroom / office of about 9m²
- A bedroom with closet of approximately 11.10m²
- A separate toilet
- A bathroom with double sinks and walk-in shower

On the exterior side, the property has at the front an exterior in front of the living room fully terraced and fenced and at the rear of an exterior accessible from each room fenced and landscaped with synthetic lawn. In terms of equipment, the property benefits from a general ducted air conditioning system, a 250L thermodynamic cumulus and electric shutters. It is sold perfectly finished, with quality finishes and furnished with taste. Do not hesitate to contact us for a visit. PRICE: €270,000 Agency fees included and payable by the seller Ref. : 881V28M



Gestiom Immobilier - 8 Avenue Carsalade du Pont - 66100 Perpignan

Tél: 04 68 08 82 89 - contact@gestiom.com - 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.