



GESTION ET TRANSACTION DE BIENS IMMOBILIERS

€ 450 000

Buying villa

5 rooms

Surface : 138 m²

Surface of the living : 52 m²

Surface of the land : 373 m²

Year of construction : 2024

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

1 bathroom

3 showers

2 WC

Fees and charges :

450 000 € fees included

02/07/2025 - Prix T.T.C



Villa Toulouges

IN ETRENNER, In the town of Perpignan and geographically located between Toulouges and Canohès in a quiet and residential environment, come and discover this pretty 4-sided villa. With a living area of approximately 138m² on a plot of 373m², 4 bedrooms including 2 master suites with bathroom and spacious rooms, it benefits from many advantages to satisfy you. More precisely the villa is composed as follows On the ground floor : - An entrance with cupboard and an elegant armored front door - A large and bright living room of approximately 53m² with fitted kitchen area - Laundry - A toilet with hand basin - 1 master suite with cupboard of approximately 17m² and bathroom On the 1st floor : - A clearance - A bedroom with cupboard of approximately 13m² - A bedroom with cupboard of approximately 13m² - A master suite with cupboard and bathroom of approximately 18m² - A bathroom with WC Outside : There is a terrace as an extension of the living room as well as a swimming pool garden (approximately 3X4m). The villa has a parking space, but no garage, although later installation remains possible. In terms of services, this property has RT2012 standards, a DPE A, electric roller shutters, aluminum joinery, a reversible air conditioning heating system and quality 60X120 tiling AGENCY FEES INCLUDED PAYABLE BY THE SELLER: €510,000 Ref. : 881V34M



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