

€ 480 000

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 :

480 000 € fees included

29/04/2024 - 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



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.