

€ 365 000

**Buying villa**

**5 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Surface of the land : 300 m<sup>2</sup>**

**Year of construction : 2023**

**Inner condition : Excellent**

**External condition : new**

**Amenities :**

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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : A**

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

**Fees and charges :**

365 000 € fees included

02/05/2025 - Prix T.T.C



## Villa Perpignan

FOR SALE IN THE COMMUNE OF PERPIGNAN - NEW VILLA 2023 At Clos des Arcades, a villa with 110 m<sup>2</sup> of living space, 4 sides on 300m<sup>2</sup> of land is composed as follows: ON THE GROUND FLOOR : - A very spacious bright contemporary living room with its equipment and top quality covering (approximately 48 m<sup>2</sup>) - A fully equipped US kitchen (Silestone worktop) giving access to the outside - A bedroom + a separate WC - Laundry. (possibility of easily making a bathroom). - A garage with an area of 14 m<sup>2</sup> UPSTAIRS : - A master suite of 24m<sup>2</sup> with its superb bathroom (shower + bath) and its dressing room, opening onto a balcony with an open view. - 2 additional bedrooms each with their own closet - A pretty bathroom with WC SERVICES: Quality materials: Airzone automatic reversible air conditioning in each room, Photovoltaic panels, aluminum windows and PVC windows with electric shutters with remote controls and centralized, Cumulus thermodynamics, ten-year guarantee, RT 2012. Ref. : 881V30M



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