



GESTION ET TRANSACTION DE BIENS IMMOBILIERS

€ 450 000

**Buying villa**

**5 rooms**

**Surface : 138 m<sup>2</sup>**

**Surface of the living : 52 m<sup>2</sup>**

**Surface of the land : 373 m<sup>2</sup>**

**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

02/05/2025 - 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 138m<sup>2</sup> on a plot of 373m<sup>2</sup>, 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 53m<sup>2</sup> with fitted kitchen area - Laundry - A toilet with hand basin - 1 master suite with cupboard of approximately 17m<sup>2</sup> and bathroom On the 1st floor : - A clearance - A bedroom with cupboard of approximately 13m<sup>2</sup> - A bedroom with cupboard of approximately 13m<sup>2</sup> - A master suite with cupboard and bathroom of approximately 18m<sup>2</sup> - 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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