

€ 258 000

## Buying villa

Surface : 90 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Year of construction : 2013

Exposition : Sud

Hot water : Thermodynamique

Inner condition : Excellent

External condition : good

Amenities :

double glazing, Laundry room, calm

3 bedroom

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases  
(ges) : A

Fees and charges :

258 000 € fees included



## Villa Perpignan

TO SEIZE PERPIGNAN SOUTH NEAR AUCHAN RECENT VILLA CONSTRUCTION BBC STANDARD FROM 2013 This property has a surface area of approximately 90m<sup>2</sup> + garage of 16.50m<sup>2</sup> and is built on R+1 on 3 sides with adjoining wall via the garage. It is composed as follows: On the GROUND FLOOR - A living room with fitted kitchen of approximately 37m<sup>2</sup> opening onto a spacious, landscaped garden facing south - A large toilet / laundry room of 5.31m<sup>2</sup> - A garage UPSTAIRS - 3 bedrooms with cupboards and air conditioning (approximately 13m<sup>2</sup>, 12m<sup>2</sup> and 10m<sup>2</sup>) - 1 Wc - A bathroom with washbasin unit and bathtub This villa located in a quiet environment, is perfectly maintained, white paint and tiling in all rooms, thermodynamic cumulus, reversible air conditioning and electric roller shutters. No work required Property tax: €1,700 Price: €258,000 (agency fees included) Do not hesitate to contact us for a visit Ref. : 881V36M - Mandat n°336

22/12/2024 - Prix T.T.C



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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.