



Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

€ 299 000

Buying villa

4 rooms

Surface : 105 m²

Surface of the living : 36 m²

Surface of the land : 660 m²

Year of construction : 2002

Exposition : Sud

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

double glazing, Portail automatique,
calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : C

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

Fees and charges :

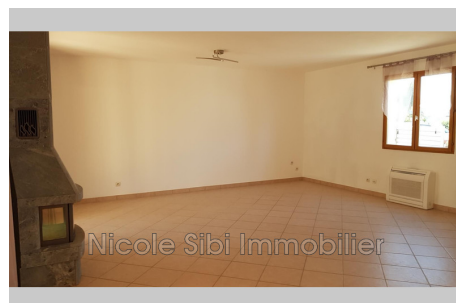
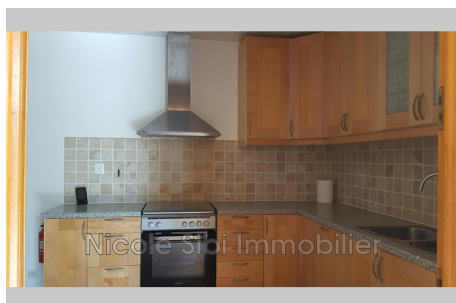
299 000 € fees included

16/05/2024 - Prix T.T.C



Villa Montesquieu-des-Albères

Nestled in the heart of the Albères, pleasant 4-sided single storey villa offering a most enviable lifestyle. From the moment you cross the threshold, the 105 m² living space warmly welcomes you. You will be seduced by the living room bathed in light, with a generous surface area of 36 m². Here you can enjoy absolute comfort thanks to the air conditioning, while a stylish wood-burning stove adds a touch of rustic elegance. The independent kitchen, fully equipped, is ready to meet all your culinary aspirations. This villa has a parental sleeping area with private bathroom and direct access to the terrace. Two other bedrooms, complete with a bathroom, guarantee the well-being of all family members and guests. A separate WC provides additional convenience. The spacious garage of approximately 20 m² is a valuable asset for your storage and parking needs. Outside, a large plot of 660 m² invites you to creativity and relaxation. You will have the freedom to park several vehicles, even a motorhome, while imagining the swimming pool of your dreams. In addition, the plot is also buildable, opening the door to a multitude of possibilities to customize according to your wishes. Don't let this unique opportunity slip through your fingers. Contact us without delay Ref. : 891V386M - Mandat n°580



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