



# Nicole Sibi Immobilier

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€ 299 000

**Buying villa**

**4 rooms**

**Surface : 105 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 660 m<sup>2</sup>**

**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 :**

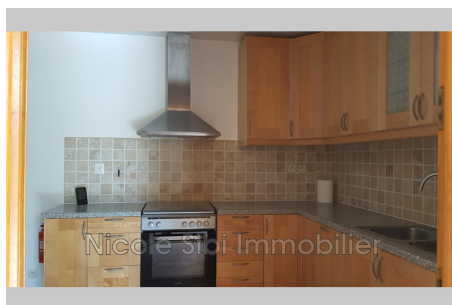
299 000 € fees included

01/05/2024 - 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 m<sup>2</sup> living space warmly welcomes you. You will be seduced by the living room bathed in light, with a generous surface area of 36 m<sup>2</sup>. 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 m<sup>2</sup> is a valuable asset for your storage and parking needs. Outside, a large plot of 660 m<sup>2</sup> 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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