



Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

€ 168 000

Buying villa

4 rooms

Surface : 98 m²

Surface of the living : 22 m²

Surface of the land : 251 m²

Year of construction : 1978

View : Citadine

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : tiles

Amenities :

double glazing, Laundry room, calm

3 bedroom

1 terrace

111111 showers

2 WC

1 parking

1 cellar

Energy class (dpe) : D

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

Fees and charges :

168 000 € fees included

30/04/2025 - Prix T.T.C



Villa Prades

Great opportunity to seize: a 3-sided R+1 villa of 104 m² of living space, close to the city center, in a quiet area. This house, nestled in a 251 m² wooded garden, offers a peaceful and pleasant living environment. On the ground floor, entrance hall with cupboard, independent kitchen, living room with direct access to a 9 m² terrace, independent toilet, office and 11 m² pantry offer a functional living space and the possibility of creating an additional bedroom according to your needs. Upstairs, three bedrooms with cupboard, bathroom and separate toilet ensure optimal comfort for the whole family. In the basement, a 50 m² cellar offers practical storage space. Bring some refreshments. Ref. : 891V406M - Mandat n°642



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RCS 752 554 964 Code NAF 6831 Z - SIRET 752 554 964 00029 tribunal de Perpignan

Document non contractuel - Barème de prix disponible sur notre site internet