



# Nicole Sibi Immobilier

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€ 180 000

**Buying villa**

**4 rooms**

**Surface : 104 m<sup>2</sup>**

**Surface of the living : 22 m<sup>2</sup>**

**Surface of the land : 251 m<sup>2</sup>**

**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

**Fees and charges :**

180 000 € fees included

03/05/2024 - Prix T.T.C



## Villa Prades

Great opportunity to seize: a 3-sided R+1 villa of 104 m<sup>2</sup> of living space, close to the city center, in a quiet area. This house, nestled in a 251 m<sup>2</sup> 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 m<sup>2</sup> terrace, independent toilet, office and 11 m<sup>2</sup> 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 m<sup>2</sup> 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 -

