



# Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

## Price on request

### Buying house

5 rooms

Surface : 84 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Exposition : Sud nord

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

### Amenities :

Bedroom on ground floor, double glazing, Laundry room, calm

3 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

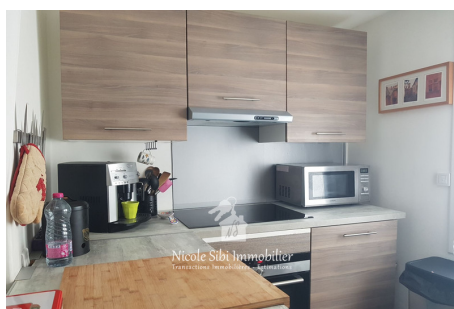
Fees and charges :

31/07/2025 - Prix T.T.C



## House Prades

Located in a quiet and sought-after area of Prades, a stone's throw from the town centre, this pretty 84 m<sup>2</sup> house is perfect for a first purchase or a rental project. Spread over several well-arranged levels, it offers a pleasant and functional living environment: a 23 m<sup>2</sup> living space with a fully equipped American kitchen, three comfortable bedrooms, one of which is on the ground floor with its private bathroom with toilet. A second bathroom with toilet for the second sleeping area completes this property. Also enjoy a beautiful south-facing terrace with an unobstructed view, ideal for your moments of relaxation. The house is in very good condition, with great features: double glazing, laundry room, reversible air conditioning, not forgetting a garage and easy parking. Ref. : 891V436M- Mandat n°745



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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