



# Nicole Sibi Immobilier

☎ 04 68 80 30 62

✉ sibi.nicole@orange.fr

www.nicolesibimmobilier.com

€ 347 000

**Buying villa**

**5 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 39 m<sup>2</sup>**

**Surface of the land : 300 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud ouest**

**Hot water : Thermodynamique**

**Inner condition : Neuf**

**External condition : Neuf**

**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
double glazing, calm

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Fees and charges :

347 000 € fees included

02/05/2024 - Prix T.T.C



## Villa Clara

Discover this wonderful opportunity located just 10 minutes from the sunny beach and Perpignan airport. Nestled in a peaceful housing estate, this new construction, with generous dimensions of 119 m<sup>2</sup>, is a real haven of peace. You will immediately be seduced by its charming living room, bathed in light, where a fully equipped kitchen awaits you. Thanks to the ducted air conditioning, you can enjoy optimal comfort all year round. The 4 bedrooms, including a superb master bedroom located on the ground floor, offer an ideal resting space for the whole family. The exterior is not lacking in assets with its landscaped garden, its welcoming terrace and an above-ground swimming pool, perfect for cooling off on sunny days. Ref. : 891V381M - Mandat n°573



NICOLE SIBI IMMOBILIER - 32 Rue Principale - 66130 Corbère

153 avenue du Général de Gaulle - 66500 Prades

Tél: 04.68.80.30.62

sibi.nicole@orange.fr - Port: 06.09.01.94.96

sibi.stephane@orange.fr - Port: 06.04.13.51.52

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

