



# Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

€ 460 000

**Buying villa contemporaine**

**6 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 465 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : good**

**External condition : good**

**Couverture : Ardoises**

**Amenities :**

pool, Jacuzzi spa, Bedroom on ground floor, double glazing, Laundry room, calm

6 bedroom

2 terraces

3 showers

2 WC

1 garage

3 parkings

**Fees and charges :**

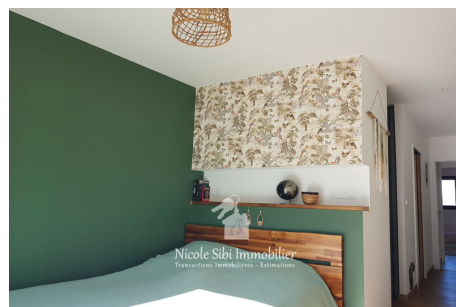
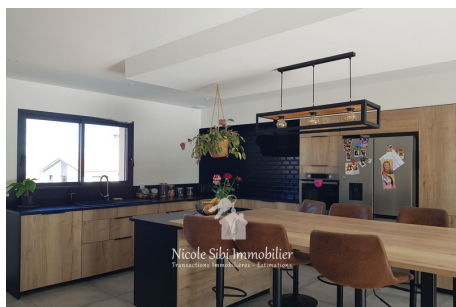
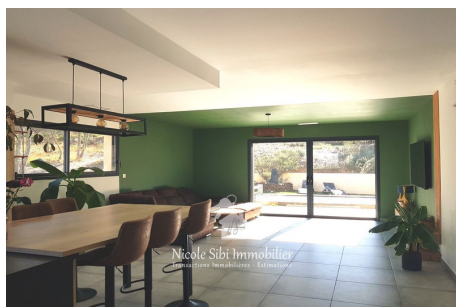
460 000 € fees included

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



## Villa contemporaine Corbère-les-Cabanes

Recent and contemporary house in Corbère-les-Cabanes – Ideal for a family or a rental project with two independent dwellings combining modernity, comfort and quality services, located in a calm environment with an unobstructed view. On the ground floor - 56 m<sup>2</sup> T3 apartment with reversible air conditioning and centralized roller shutters composed of a bright living room with open fitted kitchen, 2 comfortable bedrooms, modern bathroom with walk-in shower, double sink and WC and a practical storeroom. A pleasant exterior completes this accommodation with terrace and pergola. Upstairs – Main house of 123 m<sup>2</sup> with very spacious living room with a beautiful opening to the outside, 3 large modular bedrooms to make a fourth, including a master suite with dressing room and private shower room, large bathroom with walk-in shower, bathtub and double sink and a storeroom. This accommodation has ducted air conditioning and centralized roller shutters. An exterior designed for relaxation with a view of the hill, 6x3 m masonry swimming pool, 6-seater jacuzzi and large 40 m<sup>2</sup> terrace with pergola, ideal for outdoor meals. Parking and ancillary spaces 20 m<sup>2</sup> garage and large storage space of over 50 m<sup>2</sup> 3 private parking spaces Ref. : 891V425M - Mandat n°708



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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