

945 000 €

Buying villa

6 rooms

Surface : 191 m²

Surface of the living : 64 m²

Surface of the land : 675 m²

Year of construction : 2000

Inner condition : good

External condition : good

Features :

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

2 terraces

1 bathroom

3 showers

4 WC

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

02/05/2025 - Prix T.T.C



Villa 11255 Gruissan

Beautiful and spacious single-storey villa of over 160 m² plus a large independent studio of 41 m² on an enclosed plot of 675 m² with swimming pool and pool house. You will be seduced by the originality of this villa with its large bright living room with a cathedral ceiling, a central skylight and its huge bay windows opening onto the terrace and the swimming pool. The built-in kitchen is equipped and very functional. The layout of the 4 bedrooms, each with their own shower room and toilet, is atypical and offers access to the 4 corners of the living room. A beautiful, fully equipped independent apartment can accommodate the family, accommodate a teenager and rent out. An independent space as a workshop, office, etc. The wooded land offers a beautiful, quiet outdoor space with swimming pool (10X5) and pool house. Very well located, just a 5-minute walk from Grazeil beach. Great features: underfloor heating, reversible air conditioning, double glazing, electric roller shutters, videophone... A real favorite. Rare in Gruissan. To visit, contact Guyline Bertrand 06.03.11.71.94

Fees and charges :

945 000 € fees included



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