

**349 000 €**

**Buying villa**

**5 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the land : 114 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Aperçu mer**

**Inner condition : A rafraîchir**

**External condition : good**

**Features :**

Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

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



### Villa 11262 Gruissan

Les romarines, very popular residence, villa of 80 m<sup>2</sup>, T4, on a plot of 114 m<sup>2</sup> with trees with large cellar of 10 m<sup>2</sup> for storage, bike, scooter, windsurfing ... On the ground floor, a beautiful bright living room with equipped kitchen opening onto a beautiful south-east terrace to take your meals under the arbor sheltered from view and the wind. A bedroom and a bathroom with wc. Large storage under stairs with machine space. Upstairs, 1 beautiful bedroom with sea view, large closet. The 3rd bedroom with large closet which opens onto a beautiful veranda of 8 m<sup>2</sup>. A bathroom with WC. Sea view from the first floor. The land at the back well sheltered with its large terrace, its wooded area and especially the cellar with direct access. Very quiet. Private parking with electric terminal (rare). Very well maintained house but to be brought up to date if necessary. To see quickly. Ideal main residence by the sea. To visit, contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

Annual current expenses 812 €

Well condominium

349 000 € fees included

