

Price on request

Buying villa

5 rooms

Surface : 118 m²

Surface of the living : 50 m²

Surface of the land : 459 m²

Year of construction : 2008

Exposition : Sud est

Inner condition : good

External condition : A rafraichir

Features :

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

3 bedroom

1 terrace

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

23/01/2026 - Prix T.T.C



Villa 11281 Gruissan

Beautiful T4/T5 villa on 2 levels with 104 m² of living space (118 m² usable) on a lovely 459 m² plot featuring a pool, pool house, and summer kitchen. Ideally located just steps from Grazeil beach, this bright Mediterranean-style villa offers a spacious 50 m² open-plan living and kitchen area facing the pool. The modern kitchen is fully equipped. Laundry room. One bedroom on the ground floor. Guest WC. A large dressing room can easily be converted into a master suite with a bathroom and bay window added, allowing for 4 bedrooms in total, including 2 on the ground floor. Upstairs, you will find 2 bedrooms, a large dressing room, a bathroom with walk-in shower, and a separate WC. This villa is highly functional and offers expansion possibilities (SHON still available). The outdoor space is very inviting with its summer kitchen for year-round dining by the saltwater pool (8.5X4.5). 29 m² pool house with technical corner, offering room for bikes, scooters, windsurfing gear, or the option to create a guest or teen bedroom. Some finishing work is needed. A rare find in Gruissan. Ideal as a primary or secondary residence. For visits, contact Guylaine Bertrand at 06.03.11.71.94

Fees and charges :



OSEZ MON IMMOBILIER - 25 rue de Toulouse, 11430 GRUISSAN

Tél: 06 03 11 71 94 - guylaine.bertrand@hotmail.fr - www.osez-mon-immobilier.com

Carte professionnelle n°N. 1102 2019 000 040 371 - RCS 849 201 553 RCS NARBONNE

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