

## Price on request

**Buying villa**

**5 rooms**

**Surface : 118 m<sup>2</sup>**

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

**Surface of the land : 459 m<sup>2</sup>**

**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 m<sup>2</sup> of living space (118 m<sup>2</sup> usable) on a lovely 459 m<sup>2</sup> plot featuring a pool, pool house, and summer kitchen. Ideally located just steps from Grael beach, this bright Mediterranean-style villa offers a spacious 50 m<sup>2</sup> 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 m<sup>2</sup> 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 :**



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