

250 000 €

For sale villa

7 rooms

Surface : 132 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Surface of the land : 294 m<sup>2</sup>

Year of construction : 1964

Hot water : Electrique

Inner condition : To renovate

External condition : Good

Couverture : Tiling

Features :

Double Glazing, cave, jardin

5 bedroom

1 bathroom

1 shower

1 garage

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : E

Document non contractuel

01/05/2024 - Prix T.T.C



### Villa 376 Perpignan

Exclusivity – Perpignan – Les Aviateurs district Ideal large family or liberal profession Beautiful traditional construction for this 3-sided, 7-room villa, 2 floors high, with a living area of approximately 132m<sup>2</sup> on a plot of 294 m<sup>2</sup>: - 1st floor : Living room, dining room, independent kitchen, two bedrooms and a bathroom - 2nd floor : three bedrooms, bathroom. This house also consists of a garage of 72m<sup>2</sup>, a cellar of 32m<sup>2</sup>, 20m<sup>2</sup> of attic space, double glazed windows, city gas central heating and a garden of 180m<sup>2</sup>. Nice exhibition, to envisage renovation.

Sellers' fees Information on the risks to which this property is exposed is available on the Georisques website: <https://www.georisques.gouv.fr/>

#### Informations légales

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Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://www.georisques.gouv.fr/)

