

495 000 €

**Buying villa**

**5 rooms**

**Surface : 122 m<sup>2</sup>**

**Surface of the living : 56 m<sup>2</sup>**

**Surface of the land : 192 m<sup>2</sup>**

**Year of construction : 1972**

**Exposition : Sud ouest**

**Inner condition : excellent**

**External condition : good**

**Features :**

pool, double glazing, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel

08/09/2024 - Prix T.T.C



### Villa 11226 Gruissan

Charming villa of traditional construction T 5 of approximately 120 m<sup>2</sup> on a plot of 190 m<sup>2</sup> very well appointed with small swimming pool and its beach to the south and a beautiful terrace with BBQ on the kitchen side for your meals and enjoy the setting sun while admiring the tower in the distance illuminated barberousse. Villa completely renovated with great taste. Entrance hall opening onto the 52 m<sup>2</sup> living room with a beautiful living room, dining area and fully equipped kitchen. Plenty of storage. WC. Scullery laundry room, garage which can be transformed into a bedroom on the ground floor if necessary. Upstairs: A master suite with bathroom open to the room and dressing room (21 m<sup>2</sup>), 3 other bedrooms and a bathroom, WC. Great amenities: Patio window on the pool side, double glazing, roller shutters, quality household appliances. The tiled salt swimming pool will allow you to cool off and enjoy the sun on the deckchairs when you are not going to the beach. Possibility of entering a small car in the driveway or in the garage. Easy to travel outdoors. You were looking to settle down in the magnificent village of Gruissan and settle into your main residence, this villa is for you. Close to shops on foot and quiet, Close to the beach... Guaranteed favorite!!! To visit contact



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