

**945 000 €**

**Buying villa**

**6 rooms**

**Surface : 191 m²**

**Surface of the living : 64 m²**

**Surface of the land : 675 m²**

**Year of construction : 2000**

**Inner condition : good**

**External condition : good**

**Features :**

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

2 terraces

1 bathroom

3 showers

4 WC

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel

05/01/2025 - Prix T.T.C



### Villa 11255 Gruissan

Beautiful and spacious single-storey villa of over 160 m² plus a large independent studio of 41 m² on an enclosed plot of 675 m² with swimming pool and pool house. You will be seduced by the originality of this villa with its large bright living room with a cathedral ceiling, a central skylight and its huge bay windows opening onto the terrace and the swimming pool. The built-in kitchen is equipped and very functional. The layout of the 4 bedrooms, each with their own shower room and toilet, is atypical and offers access to the 4 corners of the living room. A beautiful, fully equipped independent apartment can accommodate the family, accommodate a teenager and rent out. An independent space as a workshop, office, etc. The wooded land offers a beautiful, quiet outdoor space with swimming pool (10X5) and pool house. Very well located, just a 5-minute walk from Grazel beach. Great features: underfloor heating, reversible air conditioning, double glazing, electric roller shutters, videophone... A real favorite. Rare in Gruissan. To visit, contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

945 000 € fees included