



Nathalie Huc Immobilier

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405 000 €

**Buying house**

**4 rooms**

**Surface : 160 m²**

**Surface of the living : 42 m²**

**Surface of the land : 710 m²**

**Year of construction : 1997**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tiling**

**Amenities :**

Drilling, Bedroom on ground floor, double glazing, Air conditioning

3 bedroom

1 terrace

1 shower

1 WC

3 parkings

**Legal information**

405 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House 9220 Saint-Laurent-de-la-Salanque**

In Saint-Laurent-de-la-Salanque, discover this fully renovated, single-story 4-room villa of 160 m², built on a beautiful 710 m² plot. Located close to shops and a few minutes from the beaches of Barcarès, it offers an ideal living environment. It consists of an entrance hall, a spacious and bright 42 m² living room, a separate equipped kitchen, three bedrooms with wardrobes, a bathroom with a walk-in shower, and a separate toilet. Outside, enjoy a summer kitchen, a large 60 m² terrace, an outbuilding, and a 28 m² workshop/commercial space. Ideal as a main residence or professional activity.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1500 and 1900 € (reference year 2015)  
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Document non contractuel - Barème des prix disponible sur notre site internet