

**189 000 €**

**For sale house**

**4 rooms**

**Surface : 78 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Surface of the land : 251 m<sup>2</sup>**

**Year of construction : 1959**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Poêle à bois, Double Glazing, Balcony,  
Jardin, Calm

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

05/02/2025 - Prix T.T.C



### House 430 Ille-sur-Têt

Exclusive - Ille-sur-Têt, in a quiet residential area, 2-sided house, 4 rooms, living area approximately 78m<sup>2</sup> on plot of 251m<sup>2</sup>: Living room 26.10m<sup>2</sup> opening onto the garden, separate kitchen 8.80m<sup>2</sup>, 3 bedrooms ranging from 9 to 12m<sup>2</sup>, a shower room and two separate toilets. This house also consists of double-glazed windows in wood, PVC and aluminum, an electric heating system, a wood stove, a 20m<sup>2</sup> garage. You can enjoy the outdoors with its 22.50m<sup>2</sup> terrace. Fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Georisques website: <https://www.georisques.gouv.fr>  
Frederic SANZ 06 85 98 95 78

#### Legal information

189 000 €

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)

