



**LA FIRME**  
IMMOBILIER

☎ 04 68 50 54 47 | contact@lafirme.immo | www.lafirme.immo

**269 000 €**

**For sale villa**

**4 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 37 m<sup>2</sup>**

**Surface of the land : 326 m<sup>2</sup>**

**Year of construction : 2012**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing, calm

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : B**

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

Document non contractuel

27/07/2024 - Prix T.T.C



### Villa 399 Le Soler

**EXCLUSIVELY** at CAP IMMOBILIER, in Soler, you'll fall in love with this T4 villa of 90 m<sup>2</sup> of living space, 3 sides, with garage, built in 2012. On the ground floor, living room opening onto the large terrace covered by a magnificent vine, toilets accessible to disabled people, cupboard, large insulated garage of 20 m<sup>2</sup> with storage mezzanine and laundry area. Upstairs you will find 3 bedrooms of 11 to 12 m<sup>2</sup>, each with its closet, one of which has its balcony overlooking the Canigou, the bathroom with the second toilet. Reversible air conditioning on each level, hot water tank changed in October 2023, nothing is missing, no work required.

Located 5 minutes walk from colleges and less than 10 minutes from primary and nursery schools, in a quiet area, this charming villa is sure to make you happy.

**Fees and charges :**

269 000 € fees included



La Firme Immobilier - 2 avenue Hermès - ZA Los Palaus - 66170 Millas

Tél: 04 68 50 54 47 - contact@lafirme.immo

Carte professionnelle n°CPI 66012020000045193 - RCS 888 412 004

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