



AGIR POUR LE LOGEMENT

Gontier Immobilier

www.gontier-immo.com

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✉ contact@gontier-immo.com

649 000 €

Buying house

7 rooms

Surface : 211 m²

Surface of the living : 42 m²

Surface of the land : 1600 m²

Year of construction : 1985

Exposition : Est ouest

View : Montagne

Inner condition : good

External condition : good

Features :

pool, fireplace, Bedroom on ground floor, double glazing, Arrosage automatique, Laundry room

4 bedroom

1 bathroom

2 showers

2 WC

2 garage

1 cellar

Legal information

649 000 €

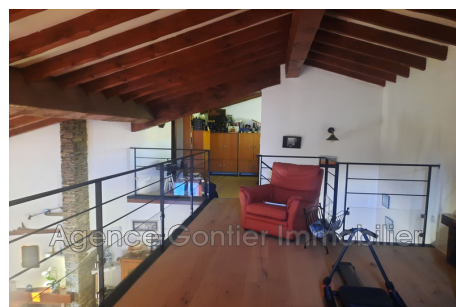
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1999 Sorède

Absolute calm, view of the Canigou and the Albères, very close to the village center... Come and discover this 230 m² family villa offering on the ground floor: an entrance hall, a beautiful living room with its cathedral ceiling and double fireplace opening onto the rotunda living room, a fitted and equipped kitchen, a storeroom, 4 bedrooms including a 27m² master suite and a shower room. Upstairs, you will find a large mezzanine (reading area, sports area, etc.), an office and an attic. As for the exterior, you can enjoy the terrace with its barbecue area, the swimming pool (10X6), a cellar, a 30m² garage and the technical room equipped with a sink, a shower and toilet. All on a pleasant plot of 1600 m² with its fruit trees and its well.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 2133 and 2885 € (reference year 2023)
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RCS 510009566 - Code NAF 703A - SIRET 510009566 0017 - Garantie financière : Allianz - Montant garantie financière : 110000 €

Document non contractuel - Barème des prix disponible sur notre site internet