

**319 000 €**

**For sale maison récente**

**5 rooms**

**Surface : 121 m²**

**Surface of the living : 37 m²**

**Surface of the land : 304 m²**

**Year of construction : 2011**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

air conditioning, Bedroom on ground floor,  
double glazing, Laundry room, calm

4 bedroom

1 terrace

1 shower

2 WC

**Energy class (dpe) : B**

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

Document non contractuel

04/05/2025 - Prix T.T.C



### Maison récente 454 Saint-Laurent-de-la-Salanque

In a quiet residential area of Saint-Laurent-de-la-Salanque, this 121 m² 2-sided house offers an ideal living environment. Its optimized layout and large, bright spaces make it a true haven of peace, perfect for a family. Upon entering, you will be charmed by an equipped American kitchen, opening onto a vast living room and a large dining room surrounded by bay windows, flooding the space with natural light. On the ground floor, you will find two bedrooms, one with a built-in dressing room. A laundry room and a separate toilet. Upstairs, you will find two other bedrooms, a shower room and a second toilet complete the sleeping area. In terms of comfort, this house is equipped with reversible air conditioning for an ideal temperature in all seasons and a complete home automation system. Security is ensured by an integrated alarm, guaranteeing maximum peace of mind. Outside, a courtyard at the front offers a convenient space for parking, while at the rear, a spacious garden with a swimming pool will allow you to enjoy the sunny days. A rare house in Saint-Laurent-de-la-Salanque, combining modern comfort and security. Contact me to arrange a visit.

**Fees and charges :**

