

320 000 €

For sale villa

5 rooms

Surface : 119 m²

Surface of the living : 47 m²

Surface of the land : 350 m²

Year of construction : 1996

Exposition : Ouest

Hot water : Gaz

Inner condition : good

External condition : good

Features :

Fireplace, Bedroom on ground floor,  
Double Glazing, Calm

4 bedroom

2 terraces

2 show ers

2 WC

1 parking

Legal information

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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).



### Villa 1059 Alénia

Quiet, but close to schools and the village center on foot, the location of this house is ideal. It is built on four sides on wooded land, a car port allows the car to be parked under cover on the land. The ground floor has an entrance, a toilet, a beautiful bright living room and a bedroom with adjoining bathroom. The living room is made up of several spaces with direct access to the garden and the terraces: living room, dining room, and kitchen. Upstairs, the landing leads to a large bathroom and three bedrooms with cupboards in all rooms. This house is perfect for a family with children.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1220 and 1720 € (reference year 2021)  
Document non contractuel - 02/05/2025



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RCS Perpignan 803 814 094 - Code NAF 6831Z - Garantie financière : Galian 120 000€

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