

276 000 €

For sale maison contemporaine

4 rooms

Surface : 86 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 109 m<sup>2</sup>

Year of construction : 2024

Exposition : Ouest

View : Jardin

Hot water : Thermodynamique

Inner condition : Neuf

External condition : Neuf

Couverture : Tuiles

Features :

double glazing, Calme

3 bedroom

1 shower

2 WC

1 garage

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

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



### Maison contemporaine 3276 Cabestany

PRIVILEGE In the new Germanor district in CABESTANY - close to amenities - new 2-sided house to RE 2020 standards crossing on 2 levels including a hall, a lounge/living room/equipped kitchen - 3 bedrooms, one with dressing room - 1 large bathroom - 2 WC - reversible ducted air conditioning - thermodynamic cumulus - electric roller shutters managed by home automation system - WEST facing garden - 2 car parks - garage ADVANTAGE: REDUCED NOTARY FEES

Fees and charges :

276 000 € agency fees 4,71% à the responsibility of the buyer included

