



# Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

€ 465 000

**Buying mas**

**10 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 270000 m<sup>2</sup>**

**Year of construction : avant 1900**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Jacuzzi spa, fireplace, double glazing,  
Laundry room, Portail automatique,  
calm

3 bedroom

1 shower

2 WC

6 parkings

2 cellars

**Energy class (dpe) : D**

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

**Fees and charges :**

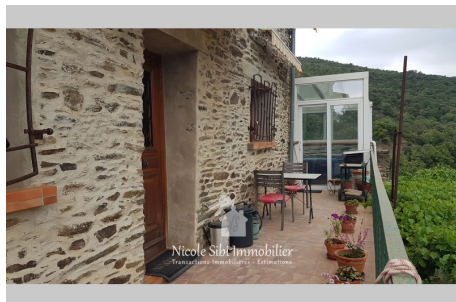
465 000 € fees included

18/10/2024 - Prix T.T.C



## Mas Ille-sur-Têt

Rare, fully autonomous, real Catalan farmhouse of 140 m<sup>2</sup> of living space with vegetable garden and fruit trees, living room with direct access to the terrace, independent fitted kitchen with adjoining veranda, three bedrooms, two bathrooms, one of which needs finishing, an office and two bathroom. It also has several rooms to rehabilitate, a total of 100 m<sup>2</sup> including two rooms adjoining the living room of 25 m<sup>2</sup> and 31 m<sup>2</sup>, several annexes, cellars, workshop, laundry room, etc., the heating system is a heat pump. air/water heat, electricity production is ensured by solar panels, the farmhouse and the entire vegetable garden are supplied with drinking water from a source, all on wooded land of approximately 27 hectares, Ref. : 891V411M - Mandat n°653



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RCS 752 554 964 Code NAF 6831 Z - SIRET 752 554 964 00029 tribunal de Perpignan

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