

179 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

3 rooms

Surface : 56 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud est

View : Bord de mer

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Features :

SEAVIEW, double glazing, balcony, CALM, POOL, AIR CONDITIONING

2 bedroom

1 terrace

2 bathrooms

2 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

21/02/2025 - Prix T.T.C



### Apartment 811 Fitou

Pleasant apartment in a pretty domain with swimming pools and beautiful sea view. Only 10 minutes from the beautiful sandy beaches of the Mediterranean! Beautiful apartment on the 1st floor with parking having a very practical composition. A spacious and bright entrance/living room/kitchen of approximately 19 m<sup>2</sup> with large sliding doors leading to a terrace of 11.11 m<sup>2</sup> with a very beautiful view over the mountains without vis-à-vis. Very nice sea view from the balcony outside the bedrooms. 2 bedrooms (10.42m<sup>2</sup>) and 8.24 m<sup>2</sup>, 1 shower room and separate WC. The mezzanine is bright and cosy with a 1 shower room/WC. The surface area is 56.23 m<sup>2</sup>. Usable surface area 82.26 m<sup>2</sup>. Private parking. The property is ideal as a holiday home and perfect as a "lock and go" but it would also work very well as a main residence. Sold furnished with all linen, kitchen equipment. A property definitely worth viewing. Miscellaneous: Common charges: approx € 100/quarter. Heating: electric + aircondition reversible Built 2006 The estate is well maintained and has an excellent location on the hillside on the outskirts of the village. Here you will find a good mix of different nationalities. There are 2 communal swimming pools on site. Fitou is a pleasant village in Occitania, best known for its good wine. Only about 10 minutes from the beautiful sandy beaches of Leucate (15-20 minutes from other beaches). In the village, there are several restaurants, grocery stores, bakery, local wine cellars with wine sales etc.



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Fees and charges :

Annual current expenses 410 €

Well condominium

100 lots in the condominium 179 000 € fees included