

179 000 €

Contact agency

Scandimmo

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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 ouest

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

16/04/2025 - Prix T.T.C



Scandimmo

## Apartment 859 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



annecting the total price. with Scandimmo, the seller benefits from maximum internet media coverage, both in France and abroad, on nearly 100 major websites. Warning: We regularly update our ads to keep them highly visible. This means that its reference may change.

Fees and charges :

Annual current expenses 410 €

Well condominium

100 lots in the condominium 179 000 € fees included