

332 000 €

Contact agency

Scandimmo

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For sale house

4 rooms

Surface : 95 m²

Surface of the living : 34 m²

Year of construction : 2008

Exposition : Sud est

View : Mer panoramique

Hot water : Electrique

Inner condition : excellent

Features :

POOL, CALM, AIR CONDITIONING, double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

24/11/2024 - Prix T.T.C



House 785 Fitou

Beautiful house at Domaine des Capitelles with 2 swimming pools, just 10 minutes by car from the beautiful sandy beaches of the Mediterranean! Large terraced house on two floors with a living area of approximately 95 m², with garage of 21 m² and a parking space. Very beautiful, large, sunny terrace with panoramic sea views! Ground floor : Spacious entrance hall. Large walk in cupboard under the stairs with shelves for storage/cloakroom. Garage: Plumbing for washing machine & tumble dryer in garage & additional fridge. Two beautiful bedrooms, one of which opens onto a flowery outdoor space. Lots of storage. Separate WC. Bathroom with bathtub, separate shower and double sink. 1st floor: From the entrance, the stairs lead up to a bright and sunny living room and an equipped American kitchen with dining table. Beautiful high ceilings with exposed beams. From the living room and kitchen, sliding glass doors open onto a large beautiful terrace (22 m²) with breathtaking views of the Mediterranean and the lagoon. Master bedroom with separate shower room with heated towel rail. Separate WC. Air conditioning in Master bedroom & living room. Electric radiators throughout. The property is perfect as a holiday home, but would also suit permanent residents. The estate's two large swimming pools, as well as a small children's pool, are a three-minute walk away. They are accessible from May 1st to approximately October 1st. The house is sold furnished. Regular flights from UK to



10 minutes away by car. Leucate is famous for sunning and kiting. Outstanding scenery and hiking trails right outside the door. Information on the risks to which this property is exposed is available on the Géorisks website:

www.georisks.gouv.fr

Fees and charges :

Annual current expenses 1 000 €

Well condominium

110 lots in the condominium 332 000 € fees included