## 325 000 €

## Contact agency Agence du Midi

32 Avenue Jean Jaurès 11370 Leucate 04 68 40 04 06 /

contact@agencedumidileucate.fr

For sale villa 4 rooms

Surface: 72 m²

Surface of the living: 30 m<sup>2</sup> Year of construction: 1980

Exposition: Sud
View: Dégagée
Hot water: Electrique
Inner condition: GOOD
External condition: GOOD

Couverture: tiling

Features:

CELLAR, double terrace, double glazing, CALM

3 bedroom 2 terraces 1 show er

1 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges): A



## Villa 932 La Franqui

In the heart of the popular seaside resort of La Franqui, a stone's throw from the sea, discover this charming T4-type dual-aspect house offering 72 m² of living space, facing due south. Completely renovated with taste, it has: Two terraces to enjoy the sun all day long, A wooded garden, ideal for moments of relaxation, An independent cellar, practical for storage, Two private parking spaces, a rare asset in the area. This house is ideal for lovers of the coast, looking for a property ready to live in a calm environment and close to all amenities.

Fees and charges:

Annual current expenses 366 €

Well condominium

54 lots in the condominium 325 000 € agency fees 4,62% à the responsibility of

the buyer included

Condo: current procedure

Document non contractuel





