

399 000 €

Contact agency

Agence du Midi

32 Avenue Jean Jaurès

11370 Leucate

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For sale house

4 rooms

Surface : 97 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Surface of the land : 59 m<sup>2</sup>

Year of construction : 2019

Exposition : Ouest

View : Citadine

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

GARAGE, AIR CONDITIONING, double glazing, TERRACE

3 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 917 Leucate

Are you dreaming of a family cocoon combining modernity and authenticity in the heart of a Mediterranean village? Discover this magnificent village house built in 2018, located in Leucate, a stone's throw from the sea and local amenities. The charm of this house lies in its contemporary design while maintaining a warm and welcoming atmosphere. Perfect for a main or secondary residence with its 4 levels of spaces perfectly designed for your comfort. On the 1st floor, you will find a night area composed of 2 bedrooms with dressing room, a bathroom and a separate toilet. On the 2nd floor, you will be charmed by the bright living room with open kitchen opening onto the sunny terrace for your moments of relaxation. Master suite on the top floor offering privacy and tranquility. Spacious garage with laundry area, ideal for protecting your vehicle or storing your equipment. An exceptional living environment in a modern house, ready to welcome you! Don't miss this unique opportunity.

Fees and charges :

399 000 € agency fees 4,76% à the responsibility of the buyer included

