

339 000 €

Contact agency

Scandinmo

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For sale house

5 rooms

Surface : 94 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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



House 784 Fitou

Holiday home at Domaine des Capitelles with 2 swimming pools, just 10 minutes by car from the beautiful sandy beaches of the Mediterranean! Large house on two floors with a living area of approximately 95 m². 21 m² garage transformed into a beautiful bedroom integrated into the house. A parking place. Breathtaking views from the terrace. Ground floor : Spacious entrance hall with storage under the stairs. Built-in cupboard with space for a washing machine etc. 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. From the entrance, the stairs lead 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 terrace (22 m²) with breathtaking views of the Mediterranean and the lagoon. On this floor there is a master bedroom with its own bathroom and separate WC. Outside this bedroom, a small west-facing balcony allows you to enjoy the evening sun. 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. Norwegian owner, used as a holiday home, well maintained. The property is located on the heights of Fitou, a pleasant village in Languedoc-Roussillon (Occitanie), best known for its good wine. In the village there are a few restaurants, a grocery store, local wineries with points of sale. The beach is 10 minutes away by car. Leucate is famous for surfing and kiting. Outstanding scenery and hiking trails right outside the door. The nearest large cities are Narbonne and Perpignan. 1 hour 20 minutes from Montpellier and its airport. It is also possible to take the plane to Barcelona or the train from Paris. 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 1 100 €

Well condominium

110 lots in the condominium 339 000 € agency fees 5,00% à the responsibility of the buyer included

