

339 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale house

5 rooms

Surface : 94 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

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

2 bathrooms

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

26/01/2025 - 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 m<sup>2</sup>. 21 m<sup>2</sup> 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 m<sup>2</sup>) 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, pleasant



Geonisks website. [www.geonisks.gouv.fr](http://www.geonisks.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

