

339 000 €

Contact agency

Scandimmo

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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

2 bathrooms

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

20/04/2025 - 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 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 with some furniture - you can ask for the list.

Manxevian owner, used as a holiday home, well maintained. The property is



is exposed is available on the Geonks website. [www.geonks.gov.fr](http://www.geonks.gov.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

