

572 000 €

Contact agency

Agence du Midi

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For sale villa

5 rooms

Surface : 131 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 456 m<sup>2</sup>

Year of construction : 2003

Exposition : Sud est

View : Aperçu mer

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

ALARM, CELLAR, above ground pool, AIR CONDITIONING, Bedroom on ground floor, double glazing, Automatic Watering, 4 faces, Mature garden, CALM

4 bedroom

4 terraces

2 showers

2 WC

2 garage

1 parking

Energy class (dpe) : C

Document non contractuel

Emission of greenhouse gases (ges) : A



### Villa 909 Leucate

In a quiet cul-de-sac on the cliff of Leucate beach, come and discover this 4-sided villa built in 2003 on a wooded plot of approximately 500 m<sup>2</sup>. Fully air-conditioned and equipped with a wood stove, you will enjoy coming here in summer and winter. It has a spacious living room opening onto a terrace with direct access to an above-ground pool, 2 bedrooms, a shower room and an office space. Upstairs you can enjoy its 2 bedrooms, each with its own private terrace out of sight. (solarium) You can take advantage of its 2 adjoining garages to store your equipment.

Fees and charges :

572 000 € agency fees 3,85% à the responsibility of the buyer included

