

405 600 €

Contact agency

Agence du Midi

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For sale house

6 rooms

Surface : 137 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 199 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud nord

View : Citadine

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

central heating, workshop, Private courtyard, air conditioning, double glazing, Appartement T3 indépendant, 3 faces, Double cuisine, CALM

5 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

1 parking

1 cellar

Document non contractuel



## House 929 Leucate

In a quiet street and close to amenities, discover this charming 3-sided village house built in 1980. With a living area of 132 m<sup>2</sup>, this property offers many advantages for a comfortable and friendly life. Main features: Spacious garage: Perfect for sheltering a vehicle or creating additional storage space. Workshop: Ideal for DIY enthusiasts or to create an annex according to your needs. Private courtyard of 50 m<sup>2</sup>: A pleasant outdoor space, perfect for moments of relaxation. Upstairs: 3 bedrooms await you, one of which has access to a south-facing terrace, offering plenty of light. 3-room apartment with independent entrance: Includes a balcony. This space is ideal for rental profitability or to accommodate the family in complete independence. This house, with multiple potential, will appeal to families and investors alike. Come visit and let yourself be charmed by its location and its services!

Fees and charges :

405 600 € agency fees 3,85% à the responsibility of the buyer included

