

416 000 €

**Buying apartment**

**3 rooms**

**Year of construction : 1970**

**Exposition : Est**

**View : Bord de mer**

**Hot water : Individuelle électrique**

**Inner condition : to renovate**

**Standing : bourgeois**

**Building condition : to renovate**

**Features :**

Proche mer, calm, 3 faces

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

416 000 € fees included

4,00% VAT of fees paid by the buyer  
(400 000 € without fees), well  
condominium (2 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 935 Leucate**

Located just 100 meters from the popular Briganti beach, this charming garden-level apartment, set in a four-sided 1970s building with Art Deco style, offers great potential after renovation. Main features: Type T3, three sides Garden-level with a spacious terrace bathed in morning sunlight Generous floor area with ceiling heights over 3 meters Original terracotta tiles full of character Apartment to be renovated according to your desires Private cellar of approximately 25 m² in the basement, accessible from the back of the building Ideal setting: A quiet and sought-after location, perfect for a second home, rental investment, or a primary residence right on the water. Direct walking access to Briganti beach, known for its tranquility and natural charm.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Document non contractuel - 15/10/2025



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RCS Narbonne 789 291 432 - Code NAF 7010 Z Activités des sièges sociaux - SIRET 789 291 432 000 19

Garantie financière : GALIAN 180 000 € - Document non contractuel - Barème des prix disponible sur notre site internet