

520 000 €

Buying apartment

4 rooms

Surface of the living : 30 m²

Year of construction : 1970

Exposition : Est ouest

View : Mer

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : bourgeois

Features :

sea view , calm, cellar

3 bedroom

3 terraces

2 showers

2 WC

1 garage



### Apartment 935 Leucate

Located just 100 meters from the highly sought-after Briganti beach, this charming duplex apartment (1st and 2nd floors), nestled in a four-sided Art Deco building from the 1970s, offers great potential after renovation. Main features: T4 cross-ventilated layout (3 sides) Sea view Two terraces on each level, allowing you to fully enjoy the outdoors at every floor Spacious private courtyard of 40 m², landscaped and accessible via a private rear entrance Attached garage of approximately 20 m² This apartment provides a solid foundation for a bespoke renovation project, ready to be tailored to your tastes. A privileged living environment: Quiet and sought-after neighborhood Walking distance to Briganti beach, known for its tranquility and natural charm Ideal as a primary residence, second home, or rental investment

#### Legal information

520 000 € fees included

4,00% VAT of fees paid by the buyer (500 000 € 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).

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



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