

572 000 €

Buying villa

5 rooms

Surface : 131 m²

Surface of the living : 47 m²

Surface of the land : 456 m²

Year of construction : 2003

Exposition : Sud est

View : Aperçu mer

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Alarme, cellar, Piscine hors sol, air conditioning, Bedroom on ground floor, double glazing, Automatic Watering, 4 faces, Jardin arboré, calm

4 bedroom

4 terraces

2 show ers

2 WC

2 garage

1 parking

Legal information

572 000 € fees included

4,00% VAT of fees paid by the buyer (550 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



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 m2. 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.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1350 and 1900 € (reference year 2023)
Document non contractuel - 02/05/2025



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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