

624 000 €

Buying villa provençale

6 rooms

Surface : 130 m²

Surface of the land : 707 m²

Year of construction : 1978

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

Features :

Proche mer, Chambre au rez de chaussée,
Terrain piscinable, Bedroom on ground
floor, double glazing, Terrain piscinable,
fireplace, calm

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

5 parkings

Legal information

624 000 € fees included

4,00% VAT of fees paid by the buyer
(600 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Villa provençale 912 Leucate

100 m from the sea at Leucate beach, discover this superb T6 villa on 2 levels, built on a wooded plot of over 700 m². With its 7 rooms, including 5 spacious bedrooms spread over 2 floors, this property is ideal for large families or those looking for space. The house has a large living room with fireplace, a separate kitchen opening onto a terrace at the back and a spacious 35 m² dual-aspect garage. Imagine enjoying a swimming pool in your garden, or adding an outbuilding, a workshop or even an additional living space. The possibilities are endless to make this house the home of your dreams, perfectly adapted to your future needs. This is the perfect opportunity to create a true paradise just for you.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 3146 and 4256 € (reference year 2023)
Document non contractuel - 02/05/2025



Agence du Midi - 32 Avenue Jean Jaurès, 11370 Leucate

T. 04 68 40 04 06 - contact@agencedumidileucate.fr - www.agencedumidileucate.fr

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