

388 000 €

Buying house

6 rooms

Surface : 137 m²

Surface of the living : 25 m²

Surface of the land : 199 m²

Year of construction : 1980

Exposition : Sud nord

View : Citadine

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Chauffage central au fuel, Atelier, Cour privative, 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

Legal information

388 000 € fees included

4,86% VAT of fees paid by the buyer (370 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### 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 m², 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 m²: 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!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 3440 and 3730 € (reference year 2023)  
Document non contractuel - 03/05/2025



Agence du Midi - 32 Avenue Jean Jaurès, 11370 Leucate

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

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