

668 000 €

Buying villa

5 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 447 m<sup>2</sup>

Year of construction : 2002

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Maison parasismique, Atelier, 2 entrées indépendantes, air conditioning, Bedroom on ground floor, double glazing, Appartement T2, 2 suites parentales, Charpente traditionnelle, Fétage en beton

6 bedroom

2 terraces

4 showers

4 WC

3 parkings

1 cellar

Legal information

668 000 € fees included

3,89% VAT of fees paid by the buyer (643 000 € 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).



### Villa 940 Leucate

This magnificent through house of approximately 205 M2, 4 sides on a plot of approximately 450M2 with swimming pool. Terraces, wooded garden. The living spaces are bright with generous surfaces and a comfortable layout! A beautiful living room opening onto a terrace, a fitted kitchen also opening onto another terrace, 3 bedrooms, bathroom, shower room, toilet, laundry room. You will find with its independent entrance, a T2 apartment with access to a terrace. As well as 2 parental suites, with private terrace and its independent entrance. Double glazing, reversible air conditioning, insert, 3 independent electric meters. Family home, or guest house.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1629 and 2203 € (reference year 2023)  
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Garantie financière : GALIAN 180 000 € - Document non contractuel - Barème des prix disponible sur notre site internet