

325 500 €

**Buying villa**

**4 rooms**

**Surface : 89 m²**

**Surface of the living : 25 m²**

**Surface of the land : 173 m²**

**Year of construction : 2003**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Terrasse solarium, Bureau, Double terrasse, air conditioning, Bedroom on ground floor, double glazing, garage, calm

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Legal information**

325 500 € fees included

5,00% VAT of fees paid by the buyer (310 000 € 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 960 Leucate

In a quiet area and close to the heart of the village of Leucate, discover this pleasant air-conditioned T4 villa, built in 2003. Built on two levels, it offers a comfortable and bright living environment with beautiful exteriors, including a south-facing terrace with a wooded garden, a terrace at the rear, and a solarium upstairs offering a breathtaking view of the pond and the sea in the background. It is composed on the ground floor: a living / dining room opening onto a first south-facing terrace with garden, a closed kitchen with access to a second terrace at the back, a bedroom on one level with shower room, separate toilet and a tiled and insulated garage with laundry area. Upstairs, you will be seduced by this beautiful office space on the mezzanine opening onto the staircase, two spacious bright bedrooms, a bathroom with toilet. The highlight of the show: a solarium-style terrace with an unobstructed view of the sea, not overlooked.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 790 and 1120 € (reference year 2023)  
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Garantie financière : GALIAN 180 000 € - Document non contractuel - Barème des prix disponible sur notre site internet