

676 000 €

Buying villa

4 rooms

Surface : 178 m²

Surface of the living : 60 m²

Surface of the land : 229 m²

Year of construction : 2012

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Cuisine d'été, cellar, Jacuzzi, air conditioning, 2 suites parentales, double glazing, Poêle à bois, veranda, Dressing, calm

3 bedroom

2 terraces

2 showers

3 WC

#### Legal information

676 000 € fees included

4,00% VAT of fees paid by the buyer (650 000 € 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 958 Leucate

Located in a quiet and sought-after residential area, close to all amenities, this superb dual-aspect villa of 178 m² of living space, built in 2012, offers an exceptional living environment. Fully air-conditioned, it consists on the ground floor of a large, bright living room, open to the living room, the kitchen and a pleasant, intimate terrace at the back. You will also benefit from a veranda opening onto a second south-facing terrace, equipped with a summer kitchen and a jacuzzi, ideal for fully enjoying the beautiful days. Upstairs, you will discover three comfortable bedrooms, including two true master suites with their own bathroom and a superb dressing room. Impeccable condition for this rare property in the Leucate area. To visit without delay!

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1070 and 1520 € (reference year 2023)  
Document non contractuel - 03/05/2025



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