

336 000 €

Buying village house

4 rooms

Surface : 86 m²

Surface of the land : 46 m²

Year of construction : 1976

Exposition : Ouest

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : a refresh

Couverture : tiles

Features :

balcony, terrace, air conditioning, Bedroom on ground floor, double glazing, calm

3 bedroom

2 terraces

1 bathroom

2 showers

2 WC

Legal information

336 000 € fees included

5,00% VAT of fees paid by the buyer

(320 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



Village house 971 Leucate

Located in a peaceful street in the heart of the village, a stone's throw from the Château de Leucate, this T4 village house, fully air-conditioned and tastefully renovated, will seduce you with its charm and comfort. Built on 3 levels, it offers beautiful light and an optimized layout. You will appreciate its 2 terraces on the 1st and 2nd floors, perfect for enjoying the sun at the end of the day. A rare property, combining authenticity and modernity, ideal for a main residence, second home or rental investment.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1400 and 1960 € (reference year 2023)
Document non contractuel - 23/06/2025



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