

296 800 €

Buying house

4 rooms

Surface : 100 m²

Surface of the land : 61 m²

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

cellar, air conditioning, double glazing, calm

4 bedroom

2 WC



House 980 Leucate

Located in the heart of the village, nestled at the end of a cul-de-sac, this fully renovated and air-conditioned 5-room house will charm you with its absolute calm and authentic charm. Built on three levels, it offers generous volumes and beautiful light thanks to its south-facing exposure. From the top floor, you will enjoy an exceptional panoramic view of the village, ideal for relaxing or entertaining. It also has a cellar, perfect for storing equipment or everyday needs.

**Legal information**

296 800 € fees included

6,00% VAT of fees paid by the buyer  
(280 000 € 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).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1340 and 1880 € (reference year 2022)  
Document non contractuel - 30/08/2025



Agence du Midi - 32 Avenue Jean Jaurès, 11370 Leucate

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

RCS Narbonne 789 291 432 - Code NAF 7010 Z Activités des sièges sociaux - SIRET 789 291 432 000 19

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