

296 800 €

**Buying house**

**3 rooms**

**Surface : 56 m²**

**Surface of the living : 18 m²**

**Surface of the land : 175 m²**

**Year of construction : 1983**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Vue panoramique mer et..., cellar, 3 faces, air conditioning, Bedroom on ground floor, double glazing, air conditioning, 2 places de parking, south, calm

2 bedroom

2 terraces

1 shower

1 WC

2 parkings

**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).



**House 984 Leucate**

Located on the cliffside of Leucate Beach, this three-sided villa with full ownership offers an exceptional living environment, boasting breathtaking panoramic views of the Mediterranean Sea and the Pyrenees mountains. A unique place where the daily spectacle of sunsets becomes your everyday experience. · Built in the 1990s, well maintained · Land of 173 m² outside the co-ownership · Air-conditioned villa · 2 bedrooms + mezzanine (perfect as a sleeping area or office) · Independent pantry of 4 m² (ideal for storing equipment or bicycles) · 1 private parking space · Terrace and landscaped garden, facing due south · Calm surroundings, Mediterranean vegetation, privacy guaranteed Leucate Beach, a sought-after neighborhood known for its preserved nature and spectacular views. Close to hiking trails, coves, and seasonal shops.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 560 and 810 € (reference year 2024)  
Document non contractuel - 15/10/2025



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