

1 150 000 €

Buying house

7 rooms

Surface : 186 m²

Surface of the living : 50 m²

Surface of the land : 1236 m²

Year of construction : 1999

Exposition : Plein sud

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Alarme, pool, air conditioning, Bedroom on ground floor, double glazing, Automatic Watering, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

Legal information

1 150 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House 986 Leucate

**\*\*Stunning Four-Sided Villa of 200 m² with Panoramic Sea View, Pool, and Large Garage.\*\*** Located in a privileged setting, this beautiful four-sided house of approximately 200 m² of living space offers high-quality features and a breathtaking panoramic sea view. Built on a landscaped and wooded plot of 1,250 m², it includes: 4 spacious bedrooms, perfect for hosting family or guests, A bright living area opening onto the outside, with large bay windows, A fully equipped and functional kitchen, 2 bathrooms (or adaptable depending on layout), A large 45 m² garage, ideal for multiple vehicles or a workshop, A well-positioned pool, surrounded by sun decks to fully enjoy sunny days. All set in a quiet and sought-after area, close to amenities, with quick access to beaches and main roads.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1400 and 1950 € (reference year 2024)  
Document non contractuel - 15/10/2025



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