

530 400 €

Buying house

3 rooms

Surface : 91 m²

Surface of the living : 40 m²

Surface of the land : 470 m²

Year of construction : 2000

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

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

2 bedroom

2 terraces

1 shower

2 WC

1 garage

2 parkings

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 991 Leucate

On the cliff of Leucate Beach, in a peaceful and sought-after setting, this charming 2000-built T3 villa, facing south and open to nature, offers an exceptional living environment between sea and mountains. Built on a wooded 470 m² plot with double car access, it captivates with its brightness, practical layout, and above all, its breathtaking views of the Pyrenees and the village of Leucate. Property description: Living area: a spacious, light-filled living room, open to a welcoming kitchen, with direct access to the outdoors to enjoy the sun all day long. Adjacent garage, perfect for storage or extension. Ground-floor bedroom with bathroom and separate WC, ideal for hosting family or friends independently. Upstairs, a generous bedroom with unique charm, offering spectacular views of the Pyrenees — a living masterpiece at every sunrise and sunset. The carefully landscaped outdoor space invites relaxation and contemplation in a calm, preserved...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1180 and 1650 € (reference year 2024)
Document non contractuel - 30/11/2025



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