

790 000 €

**Buying house**

**6 rooms**

**Surface : 211 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1338 m²**

**Year of construction : 2008**

**Exposition : Est ouest**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Alarme, cellar, pool, air conditioning,

Bedroom on ground floor, double glazing,

Automatic Watering, solar, Automatic gate,

calm

5 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

4 parkings

1 cellar

**Legal information**

790 000 € fees included

3,95% VAT of fees paid by the buyer

(760 000 € 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 980 Fitou**

Splendid Villa on the Heights of FITOU with Panoramic Views. Built over two levels, this villa stands out for its architectural quality, spacious rooms, and the comfort of its amenities. Its outdoor area, featuring a swimming pool, is perfect for enjoying sunny days and savoring family life. This prestigious home offers serenity and luxury. The recently renovated ground floor can be converted into a separate living unit.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1520 and 2120 € (reference year 2024)  
Document non contractuel - 31/08/2025



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