

**488 800 €**

**Buying house**

**5 rooms**

**Surface : 156 m<sup>2</sup>**

**Surface of the living : 61 m<sup>2</sup>**

**Surface of the land : 1056 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Alarme, cellar, Store électrique, air conditioning, Bedroom on ground floor, double glazing, Insert, Chambre d'appoint, Automatic gate, calm

**3 bedroom**

**2 terraces**

**1 bathroom**

**1 shower**

**2 WC**

**1 garage**

**4 parkings**

**1 cellar**

**Legal information**

488 800 € fees included

4.00% VAT of fees paid by the buyer (470 000 € 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).



**Agence du Midi**

### House 1001 Fitou

On the heights of the picturesque village of Fitou, discover this stunning villa built in 2000, offering a peaceful living environment. Built on a plot of 1,056 m<sup>2</sup>, the property boasts 156 m<sup>2</sup> of living space, featuring generous, light-filled rooms. It includes a beautiful 80 m<sup>2</sup> living area, air-conditioned with a fireplace insert, all opening onto a spacious terrace of over 100 m<sup>2</sup> with complete privacy, perfect for enjoying sunrises and social gatherings. The villa comprises two ground-floor bedrooms, accompanied by a large shower room and separate toilets. Upstairs, you can enjoy a bedroom with exceptional views and its own solarium. A fourth bedroom, with direct access to the terrace and an en-suite shower room with toilet, will comfortably accommodate your guests. This property also includes a garage with a cellar and a mezzanine, providing plenty of storage space. A fully tiled courtyard of about 100 m<sup>2</sup> allows parking for several...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A

Estimated annual energy between 1480 and 2050 € (reference year 2023)

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Agence du Midi - 32 Avenue Jean Jaurès, 11370 Leucate

T. 04 68 40 04 06 - [contact@agencedumidileucate.fr](mailto:contact@agencedumidileucate.fr) - [www.agencedumidileucate.fr](http://www.agencedumidileucate.fr)

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