

165 850 €

Buying apartment

2 rooms

Surface : 34 m<sup>2</sup>

Surface of the living : 13 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud est

View : Bord de mer

Hot water : Individuelle électrique

Inner condition : good

Standing : residential

Building condition : good

Features :

Loggia, double glazing, gated, calm, Porte blindée, residential, air conditioning, parking

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

05/02/2025 - Prix T.T.C



### Apartment 941 Leucate

In a small joint ownership with voluntary management, discover this one-bedroom apartment on the ground floor offering 34 m<sup>2</sup> of living space, ideally located just 20 meters from Leucate beach. Main features: Loggia: Bright and functional Terrace: 35 m<sup>2</sup> facing south-east, perfect for enjoying the sun Parking: One private space included Highlights: Exceptional location, a stone's throw from the sea Excellent rental profitability: annual or seasonal Calm and pleasant setting Don't miss this unique opportunity to invest in an ideally located property, whether for a second home or a rental investment.

Fees and charges :

Well condominium

165 850 € agency fees 6,54% à the responsibility of the buyer included



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