

780 000 €

Buying villa
6 rooms
Surface : 132 m²

Surface of the living : 26 m²
Surface of the land : 317 m²
Year of construction : 1970
Exposition : Sud nord
View : Mer
Hot water : Electrique
Inner condition : to modernize
External condition : good
Couverture : tiles

Features :

Charpente en béton, 4 faces, Jardin arboré, Chaudière à gaz, Bedroom on ground floor, Double cuisine, Sans vis à vis, 2 appartements indépendants, calm

3 bedroom
2 terraces
2 showers
2 WC
1 garage
2 parkings

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel
22/12/2024 - Prix T.T.C



Villa 927 Leucate

Located on the heights of the cliff of La Franqui, just a 5-minute walk from the beach, this 4-sided villa offers a breathtaking view of the sea and the famous Coussoules beach. Built in the style of the 70s, it has a terrazzo floor, a concrete frame and a crawl space, all on a wooded plot of 307 m². It stands out for its unique composition in 2 apartments: On the ground floor, a 45 m² T2 apartment with terrace and direct access to the garden and the 19 m² garage. Upstairs, you will find a superb 70 m² T3 apartment with terrace offering a panoramic view of the sea. This property is ideal for investment or a primary residence with distinct living spaces and a prime location to enjoy the beauty of the coastline.

Fees and charges :

780 000 € agency fees 3,85% 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