

## Price on request

### Contact agency

**Scandimmo (Europimmo Consulting)**  
 950 route des colles  
 06410 Biot  
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### For sale apartment

Surface : 82 m<sup>2</sup>

Year of construction : 2001

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

### Features :

double glazing, CALM, without vis-à-vis,

POOL

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

16/01/2026 - Prix T.T.C



Scandimmo (Europimmo Consulting)

## Apartment 857 Fitou

Beautiful apartment in a private estate with swimming pool near the Mediterranean beaches! This beautiful ground floor three-bedroom apartment is located in the heart of the Domaine des Capitelles, an oasis of calm at the foot of the Fitou hills in Languedoc-Roussillon (Occitanie). As soon as you enter, you will be seduced by the bright living room: a spacious living room that opens onto a fully equipped kitchen, designed for sharing pleasant moments with family or friends. Large sliding windows let in natural light and open onto a terrace running along the main façade, to which two of the three large bedrooms have direct access. The apartment also has two modern bathrooms, two separate toilets and a second terrace at the rear, perfect for enjoying a shady spot or breakfast al fresco. A private garage completes the property. The apartment will be available from the 1st September 2025. On the property there are two swimming pools - one heated - which are open from April to October, allowing you to relax after a bike ride or a day at the nearby beach (just 10 minutes away by car). The picturesque village of Fitou, famous for its characteristic wines, offers restaurants, a local grocery store, producers' cellars and a friendly bar. Sports enthusiasts will love the surf and kite surf spots at Leucate, while lovers of culture and city life will find Narbonne and Perpignan just a short drive away. Montpellier airport, just 1 hour and 20 minutes away, covers several destinations, as does Narbonne by train or plane, and you



110 lots in the condominium

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Le Domaine des Capitelles

Appartement RDC

Plan n°17a Lots n°16/14

Surface utiles

pc réglementaire

Hall 3,60 m<sup>2</sup>

Séjour 23,40 m<sup>2</sup>

Couloir 3,40 m<sup>2</sup>

Couloir 11,17 m<sup>2</sup>

Couloir 11,17 m<sup>2</sup>

SDB 1 2,98 m<sup>2</sup>

SDB 2 2,98 m<sup>2</sup>

Terrasse 12,48 m<sup>2</sup>

Garage 19,67 m<sup>2</sup>

Surface utiles

81,88 m<sup>2</sup>

Surface habitable

78,00 m<sup>2</sup>

Surface utiles

81,88 m<sup>2</</sup>