

## Price on request

### Contact agency

#### Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

### For sale house

Surface : 80 m²

Surface of the living : 42 m²

Year of construction : 2005

View : Mer panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

### Features :

POOL, CALM, AIR CONDITIONING, double glazing

2 bedroom

2 terraces

2 showers

2 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

22/08/2025 - Prix T.T.C



## House 888 Fitou

Charming terrace house in Fitou, with a large garden, rooftop terrace and stunning sea views Set in the peaceful and green surroundings of the Domaine des Capitelles in Fitou, this lovely terrace house is full of charm and light. It boasts a spacious, private garden and a rooftop terrace with a beautiful view of the Mediterranean Sea – an ideal holiday home or full-time residence, just a 10-minute drive from the beautiful beaches of Leucate. Located on the hillside above the picturesque wine village of Fitou, known for its excellent wines and relaxed lifestyle, the property is within short walking distance of local restaurants, a bakery, a small supermarket and wine producers with on-site shops. The region is also perfect for hiking and cycling, with endless trails to explore – a scenic bike ride through the vineyards to the beach takes about 30 minutes. The house has been very well maintained by the same Norwegian owners for 20 years, and sits peacefully at the end of a small row of three homes, in a quiet and international residential community. Inside, you'll find a bright and sunny living room with a dining area and open-plan kitchen, leading through large sliding glass doors to a south-facing terrace with sea views. A cosy alcove/office area with a sofa bed and desk is also integrated into the living space. The house offers two spacious bedrooms with plenty of storage, two shower rooms with toilets, and a utility room with washing machine. Both bedrooms open directly onto the large, blooming garden, which is



inventory list available upon request. Easy access via the airports of Barcelona, Montpellier, Toulouse, Perpignan, Béziers, or Carcassonne. Contact Helen at +47 4084 2449 or +33 6 52 09 25 59 for more information about this hidden gem worth discovering!

Fees and charges :

Annual current expenses 744 €

Well condominium

110 lots in the condominium