

## Price on request

**Contact agency**

**Agence du Midi**

32 Avenue Jean Jaurès

11370 Leucate

04 68 40 04 06 /

contact@agencedumidileucate.fr

**For sale house**

**3 rooms**

**Surface : 56 m²**

**Surface of the living : 18 m²**

**Surface of the land : 175 m²**

**Year of construction : 1983**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Vue panoramique mer et..., CELLAR, 3 faces, air conditioning, Bedroom on ground floor, double glazing, air conditioning, 2 places de parking, south, CALM

2 bedroom

2 terraces

1 shower

1 WC

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## House 984 Leucate

Located on the cliffside of Leucate Beach, this three-sided villa with full ownership offers an exceptional living environment, boasting breathtaking panoramic views of the Mediterranean Sea and the Pyrenees mountains. A unique place where the daily spectacle of sunsets becomes your everyday experience. · Built in the 1990s, well maintained · Land of 173 m² outside the co-ownership · Air-conditioned villa · 2 bedrooms + mezzanine (perfect as a sleeping area or office) · Independent pantry of 4 m² (ideal for storing equipment or bicycles) · 1 private parking space · Terrace and landscaped garden, facing due south · Calm surroundings, Mediterranean vegetation, privacy guaranteed Leucate Beach, a sought-after neighborhood known for its preserved nature and spectacular views. Close to hiking trails, coves, and seasonal shops.

Fees and charges :

