

277 000 €

Contact agency

ADN Immo Conseil

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For sale house

4 rooms

Surface : 70 m<sup>2</sup>

Surface of the land : 18 m<sup>2</sup>

Exposition : Est ouest

Hot water : Electrique

Inner condition : excellent

External condition : a refresh

Couverture : tiling

Features :

Bedroom on ground floor, double glazing

2 bedroom

1 terrace

2 showers

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

15/05/2024 - Prix T.T.C



## House 100 Leucate

For sale Leucate village at the foot of the castle. Renovated house consisting of two apartments, one with a rear patio. The house is composed of: Ground floor a T1 apartment of 25.79 M2 offering A modern main room equipped with a Navy Blue wooden kitchen with dishwasher, oven, induction hob and top refrigerator. The floor has new imitation wood tiles, the windows are double-glazed tilt-and-turn windows. A bedroom with storage A bathroom, toilet with laundry room, black and white with Italian slate shower, washing machine, dryer and slate tiling. the radiators are accumulator and programmable. This apartment is rented until 12/22/2024 for a rent of 440 euros including charges. On the first and second floor, a T2 apartment of 45.76 m2 plus an 18M2 patio and large attic storage spaces offering On the first floor: A fitted and equipped kitchen in white wood with dishwasher, oven, induction hob, fridge-freezer opening onto the patio with a lovely view of Leucate Castle. The living room faces east on the village side. On the second floor: a large bedroom with a view of the castle and a large bathroom with an xd shower This apartment is rented until 11/26/2023 for a rent of 630 euros including charges The house was completely renovated by professionals in 2019, it is very pleasant to live in a charming area from which you overlook the sea and pond 40 meters away. There remains the facade which is outdated but in good condition You are looking for a rental investment, it is a safe bet because it is very

