

270 000 €

Contact agency

Scandimmo

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For sale house

4 rooms

Surface : 78 m²

Year of construction : 2002

Hot water : Electrique

Inner condition : excellent

Features :

POOL, CALM, AIR CONDITIONING, double glazing, electric shutters

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/06/2025 - Prix T.T.C



### House 877 Fitou

Charming single-storey villa with terraces, garden and fish pond, all set in a beautiful estate with swimming pool Discover this charming single-storey villa, tucked away in the tranquil Domaine des Capitelles just moments from the rolling hills of Fitou in the stunning Languedoc-Roussillon. You step into a welcoming entrance hall, complete with built-in storage, and find a convenient guest WC with shower. The luminous living area, accentuated by lofty ceilings, flows seamlessly into a sleek, fully equipped kitchen. On either side, expansive sliding glass doors open onto two generous terraces and a blooming garden, where a delightful fish pond invites you to pause and unwind. The sleeping quarters feature three lovely bedrooms, two of which offer direct garden access—a true luxury on sun-filled days. The bathroom is a haven of elegance, combining high-quality materials with thoughtful design for your everyday comfort. Practicality is assured with a secure garage and a private parking space. Within the estate, you'll enjoy two swimming pools—one heated—open from early May through early October, so you can savor a refreshing dip even at the edges of the season. For nature lovers and hiking enthusiasts, the villa provides direct access to scenic trails winding through the surrounding garrigue. Ideal as a "lock-and-go" holiday retreat, this home also offers everything needed for year-round living. The village of Fitou, famed for its exceptional wine, boasts friendly restaurants, a local grocery and several



Fees and charges :

Annual current expenses 1 080 €

Well condominium

110 lots in the condominium 270 000 € agency fees 5,66% à the responsibility of the buyer included