

**339 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

06200 Nice

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**For sale house**

**4 rooms**

**Surface : 95 m²**

**Surface of the living : 34 m²**

**Year of construction : 2008**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : GOOD**

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

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



### House 850 Fitou

Large holiday home in Domaine des Capitelles with 2 swimming pools, just a 10-minute drive from the beautiful sandy beaches of the Mediterranean! Spacious house on two floors with a living area of approximately 95 m², with a 21 m² garage and parking space. Lovely terrace with panoramic sea views! Ground floor: Garage with direct access to the house. Spacious entrance hall with storage room under the stairs. Two large bedrooms, one with access to a lovely terrace (19 m²) and garden. Plenty of storage. Separate WC. Air conditioning in each room. Bathroom with bathtub, separate shower and double sink. From the entrance hall, the stairs lead to a bright and sunny living room and an open kitchen with dining table. Beautiful high ceilings with exposed beams. From the living room and kitchen, sliding glass doors open out onto a large terrace (22 m²) with a fantastic view of the Mediterranean and the lagoon. Also on this floor is the master bedroom with en suite bathroom and separate WC. The property is perfect as a holiday home, but would also be suitable for permanent residents. The domain's two large swimming pools, as well as a small children's pool, are a three-minute walk away. They are available from May 1st to approximately October 1st. The house is sold furnished. Maintenance-free windows with shutters. Built in 2008. Used as a holiday home, well maintained. Contact Helen Benatia on 06 52 09 25 59 for more information. The property is located on the heights of Fitou, a pleasant village in



on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Fees and charges :**

[www.annoncefrance.immo](http://www.annoncefrance.immo)

Annual current expenses 1 100 €

Well condominium

110 lots in the condominium 339 000 € agency fees 5,00% à the responsibility of

the buyer included