

**249 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

06200 Nice

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

**For sale house**

**4 rooms**

**Surface : 85 m²**

**Surface of the living : 35 m²**

**Year of construction : 2003**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, CALM, AIR CONDITIONING, double glazing

3 bedroom

2 terraces

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

15/06/2025 - Prix T.T.C



### House 848 Fitou

Holiday home at Domaine des Capitelles with swimming pool, just a 10-minute drive from the beautiful sandy beaches of the Mediterranean! Cosy and well-kept house on one level in a row located in a quiet and international domain. Pleasant entrance with south-facing terrace with open views of the lagoon and the sea. From the spacious entrance with guest toilet, you enter a bright and sunny living room with fitted kitchen and a pleasant dining area that divides the living room and kitchen. From here you are led out through large glass sliding doors to the sheltered terrace and a spacious garden. Here it is sunny throughout the afternoon. Furthermore, there are 3 bedrooms, two of which lead out to the garden. 2 of the bedrooms are equipped with air conditioning. There is also a practical laundry room and a garage with space for a small car. Parking space. The swimming pools are just outside the door. The domain's two large swimming pools (and a smaller children's pool) are open from approx. 1 May to approx. 1 October. The upper pool is heated with a heat pump during part of the season. Fantastic nature and hiking trails right outside the door. The property is ideal as a holiday home, perfect "lock and go". But would also be suitable for permanent residents. Sold furnished Contact Helen + 33 6 52 09 2559 for more info! A property that is definitely worth visiting! Other: Norwegian owner, used as a holiday home, well-maintained. The property is located on the ridge of Fitou, a pleasant



Fees and charges :

Annual current expenses 1 020 €

Well condominium

110 lots in the condominium 249 000 € agency fees 5,02% à the responsibility of the buyer included