

**Price on request**

**Contact agency**

**Scandimmo (Europimmo Consulting)**

950 route des colles

06410 Biot

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

**For sale house**

**5 rooms**

**Surface : 131 m²**

**Surface of the living : 27 m²**

**Year of construction : 1950**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

Walking distance to shops, double glazing, fireplace

3 bedroom

3 bathrooms

3 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

04/02/2026 - Prix T.T.C



**House 897 Fitou**

Elegant winegrower's house in the heart of Fitou In the charming village of Fitou, lively all year round and ideally located between Mediterranean beaches and vineyards, this beautiful 131 m² house charms with its spacious rooms and authentic character. On the ground floor, a large 60 m² garage offers rare storage capacity, easily accommodating several vehicles and/or a well-equipped workshop. A staircase leads to the first floor, where there is a large, convivial kitchen with a dining area, a spacious bedroom and a shower room. On the second floor, a bright living room with a fireplace creates a warm atmosphere, complemented by two pleasant bedrooms, a shower room and a bathroom. This floor has been partially renovated with reinforced insulation, and the electrical panel was installed in 2025, ensuring comfort and safety. Contact Helen Dahl Benatia on 06 52 09 25 59 for more information. The village has a bakery, several restaurants, a grocery store and various wine cellars showcasing local wines. The beaches are only a ten-minute drive away, while Leucate will delight surfing and kitesurfing enthusiasts. The surrounding wild and unspoilt landscapes are ideal for superb hikes. Narbonne and Perpignan are the nearest large towns; Montpellier and its airport can be reached in 1 hour 20 minutes. Barcelona is easily accessible by plane, and Paris is easily reachable by train. Agency fees are

included in the sale price, here amounting to €15,660 (including VAT payable to the state). They are borne by the buyer and not the seller. The net selling price (excluding agency fees and not including the seller's charges) is €141,000. The net selling price is highly visible. Fees and charges are borne by the buyer.

