

## Price on request

### Contact agency

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### For sale house

5 rooms

Surface : 131 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

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) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

16/02/2026 - 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 m<sup>2</sup> house charms with its spacious rooms and authentic character. On the ground floor, a large 60 m<sup>2</sup> 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 payable by the buyer and not by the seller. The net selling price is highly visible on the agency website. The seller is not obliged to accept a price change. Fees and costs



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