



# ADN Immo Conseil

T. 04 90 50 72 55 WWW.ADNIMMOCONSEIL.COM



277 000 €

For sale house

4 rooms

Surface : 70 m<sup>2</sup>

Surface of the land : 18 m<sup>2</sup>

Exposition : Est ouest

Hot water : Electrique

Inner condition : excellent

External condition : A rafraichir

Couverture : tiles

Features :

Chambre de plain-pied, double glazing

2 bedroom

1 terrace

2 showers

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

29/04/2024 - Prix T.T.C



## House 100 Leucate

For sale Leucate village at the foot of the castle. Renovated house consisting of two apartments, one with a rear patio. The house is composed of: Ground floor a T1 apartment of 25.79 M2 offering A modern main room equipped with a Navy Blue wooden kitchen with dishwasher, oven, induction hob and top refrigerator. The floor has new imitation wood tiles, the windows are double-glazed tilt-and-turn windows. A bedroom with storage A bathroom, toilet with laundry room, black and white with Italian slate shower, washing machine, dryer and slate tiling. the radiators are accumulator and programmable. This apartment is rented until 12/22/2024 for a rent of 440 euros including charges. On the first and second floor, a T2 apartment of 45.76 m2 plus an 18M2 patio and large attic storage spaces offering On the first floor: A fitted and equipped kitchen in white wood with dishwasher, oven, induction hob, fridge-freezer opening onto the patio with a lovely view of Leucate Castle. The living room faces east on the village side. On the second floor: a large bedroom with a view of the castle and a large bathroom with an xl shower This apartment is rented until 11/26/2023 for a rent of 630 euros including charges The house was completely renovated by professionals in 2019,



ADN Immo Conseil - Place des fontaines, Domaine de Pont Royal - 13370 Mallemort

P. +33(0)6 34 07 65 47 - Tél. +33(0)4 90 50 72 55 - adnimmoconseil@gmail.com - www.adnimmoconseil.com

RCS Salon B 899 172 563 - Code NAF 6831Z - SIRET 899 172 563 00012 - Document non contractuel