



# ADN Immo Conseil

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277 000 €

**For sale house**

**4 rooms**

**Surface : 70 m²**

**Surface of the land : 18 m²**

**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

11/05/2024 - 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,



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