



# ADN Immo Conseil

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535 600 €

For sale villa

5 rooms

Surface : 108 m<sup>2</sup>

Surface of the land : 464 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud est

View : Aperçu mer

Hot water : Fuel

Inner condition : A rénover

External condition : A rénover

Couverture : tiles

Features :

Alarme, 4 faces, Piscinable, Climatisation,  
Double cuisine, double glazing, Balcon en  
angle, calm

4 bedroom

2 terraces

1 shower

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

30/04/2024 - Prix T.T.C



## Villa Leucate

In a quiet cul-de-sac close to the heart of the village, 5-room, 4-sided villa on 2 levels built on a plot of 464 m<sup>2</sup>. It consists of a large courtyard overlooking a garage of around 80 m<sup>2</sup>. You will discover on the floor by an external entrance, a kitchen semi opened on the living room / stay, a room of water, a separated toilet, and 4 rooms of which one air-conditioned. Product to renovate with strong rental potential. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

535 600 € agency fees 3,85% à the responsibility of the buyer included



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