



# ADN Immo Conseil

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998 400 €

**For sale idéal investisseur**

**7 rooms**

**Surface : 151 m<sup>2</sup>**

**Surface of the living : 58 m<sup>2</sup>**

**Surface of the land : 356 m<sup>2</sup>**

**Year of construction : 2016**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : Toit terrasse**

**Features :**

Garage, Terrasses, sea view ,

Climatisation, Chambre de plain-pied,

double glazing, Cellier, Double cuisine,

Double séjour, calm

6 bedroom

3 terraces

2 showers

2 WC

1 garage

3 parkings

**Energy class (dpe) : A**

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

Document non contractuel

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

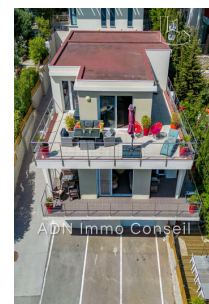


## Idéal investisseur Leucate

Very recent four-sided building with an interesting living area, consisting of two T4 with respective areas of 76 and 75 m<sup>2</sup> with stunning sea views, garage of 23 m<sup>2</sup> and three private parking spaces as well as storeroom of 12 m<sup>2</sup>. The homes benefit from quality services and materials. The landscaped and vegetated terraces surround the two levels sheltered from the prevailing wind. Visit possible by appointment. 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 :**

998 400 € agency fees 3,85% à the responsibility of the buyer included



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