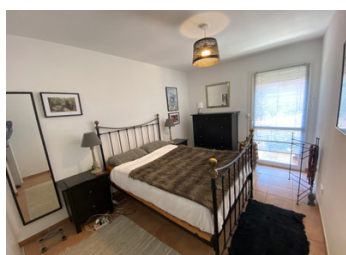


Immaculate 3-bedroom single-storey house with garage, garden and pool access



INFORMATION

Town:	Fitou
Department:	Aude
Bed:	3
Bath:	2
Floor:	78 m2
Plot Size:	215 m2



IN BRIEF

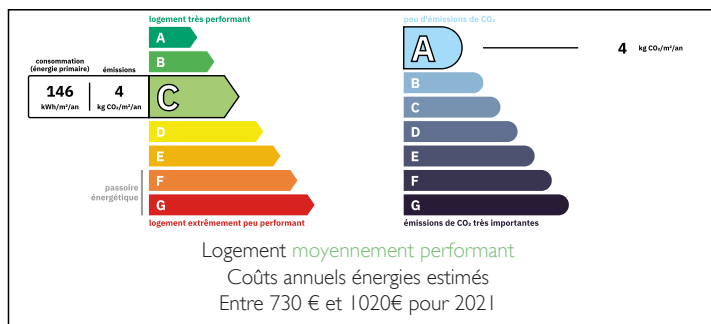
Set above the charming, renowned wine-producing village of Fitou, just 15 minutes from Mediterranean beaches, this beautifully maintained single-level home has a lot going for it!

Within a well-kept residence with a lovely communal swimming pool, the ready-to-move-into house boasts a bright and welcoming interior with three bedrooms and two shower rooms. All on one level, it's practical for the whole family and is ideal for year-round living or a holiday retreat. The property is in excellent condition and good extra income is easy to come by, if you want to rent it out when not using it yourself.

You'll spend endless hours enjoying your own private, south-facing garden - bathed in sunshine and perfect for al fresco dining or quiet relaxation. Parking won't be an issue thanks to the large garage plus private parking space.

Properties in this residence don't...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

With a lovely south-facing garden, large garage and private parking, three bedrooms, two shower rooms and a bright, spacious living/dining room, this air-conditioned house is a great space for all the family.

The wonderful communal swimming pool and easily accessible location on the edge of the village, between Perpignan and Narbonne, also make this an ideal permanent home or holiday home with rental income potential if you wish.

Fresh on the market, there will doubtless be plenty of interest in this property which is one of the few available in this sought-after residence, a stone's throw from Fitou's wine cellars and restaurants. Contact us now to arrange a viewing - you won't be disappointed!

LOCAL TAXES

Taxe foncière: 1030 EUR

Taxe habitation: EUR

The property comprises:

Living/dining room (28 m²)

Kitchen (5 m²)

Bedroom 1 (13 m²)

Bedroom 2 (10 m²)

Bedroom 3 (9 m²)

Shower room 1 with WC (4.5 m²)

Shower room 2 with WC (2.5 m²)

Garage (15 m²)

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 205 units
Provisional annual charges: 1000€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES