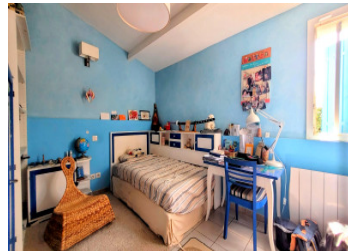


Fisherman's cottage with lagoon view, private terrace and parking. Just 400m from the sea – full of charm!



## INFORMATION

Town:	Leucate
Department:	Aude
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	112 m2

## IN BRIEF

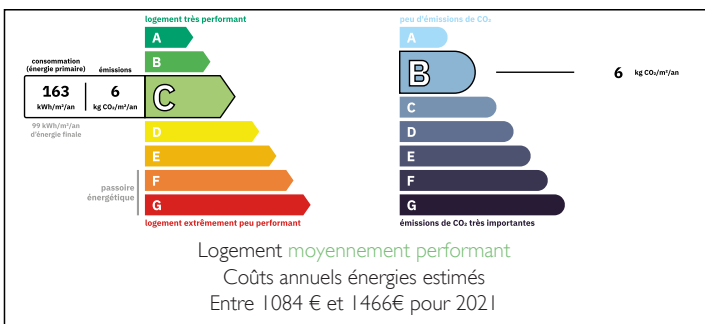
Charming Fisherman's Cottage – Leucate / Le Barcarès border, Cap de Front

Delightful and fully renovated fisherman's cottage offering around 90 m<sup>2</sup> of usable space, with direct access to the lagoon, perfectly located in a sought-after seaside setting on the Mediterranean coast of southern France. The property features two comfortable bedrooms, including one on the ground floor, a modern bathroom, and a bright open-plan living area ideal for relaxing after a day by the sea.

Outside, enjoy a private terrace, generous built-in storage, and a balcony with beautiful lagoon views and a glimpse of Mount Canigou, adding to the home's unique charm. An adjacent outdoor space provides additional flexibility for outdoor living.

Set between the sea and the lagoon, this authentic coastal area is renowned for its local markets,

## 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

Renovated Fisherman's Cottage with Lagoon Views  
– Le Barcarès

Located in a residential street of similar homes, this charming property is just steps from the beach, cafés, shops, and local amenities in Le Barcarès.

Originally built in the 1970s as a fisherman's cottage, the house has been fully renovated and now offers around 90 m<sup>2</sup> of usable space (76 m<sup>2</sup> habitable) over two levels, with stunning views of the lagoon and towards the Canigou mountain range

- pontoon close by (reserved for occupiers the cottages)
- small beach at lake 100m from the house
- no co-property charges

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1200 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

Ground Floor:

Entrance hall (3 m<sup>2</sup>) with built-in storage  
Open-plan living room (26 m<sup>2</sup>) with insert wood burner and direct access to the terrace  
Fitted galley kitchen (6 m<sup>2</sup>), fully equipped  
Bedroom 1 (12 m<sup>2</sup>) with mezzanine storage  
Bathroom (9 m<sup>2</sup>) with bathtub, shower over, sink, and WC  
Storage/laundry room (4 m<sup>2</sup>)

First Floor:

Parquet flooring throughout  
Bedroom 2 (13 m<sup>2</sup>) with access to balcony and lagoon views  
Dressing room or small office (6 m<sup>2</sup>)  
Balcony with space for table and chairs, plus sun loungers

Exterior:

Walled and tiled terrace (~30 m<sup>2</sup>) with sail shades  
Use of adjacent garden area  
Outdoor shower  
Private parking

Additional Features:

## NOTES