

SEA VIEWS! Lovely 2 bedroom apartment in residence with swimming pool - Fitou

EXCLUSIVE



INFORMATION

Town:	Fitou
Department:	Aude
Bed:	2
Bath:	2
Floor:	69 m2
Outside Space:	40 m2

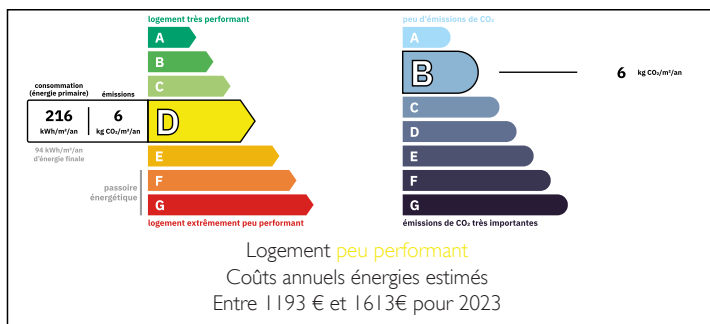
IN BRIEF

In the private residence of Le Domaine des Capitelles in Fitou, this stylish 2-bedroom, 2-bathroom apartment offers stunning Mediterranean views. The property is in excellent condition and features a large, bright open-plan living/kitchen/dining area, opening onto a spacious 40m² terrace, perfect for outdoor dining and relaxation.

Residents benefit from a beautifully maintained setting and access to a communal swimming pool. The apartment also comes with a private garage and a dedicated parking space.

Ideally located just 15 minutes from the sandy beaches of the Mediterranean and overlooking the charming village of Fitou, renowned for its wines and restaurants, this property is perfectly placed for both holidays and year-round living. With its fantastic views, outdoor space, and modern comfort, it represents an excellent opportunity whether as a permanent home, a holiday retreat, or a rental.

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.



LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

With its magnificent sea views, large terrace, garage and private parking, two bedrooms, two bathrooms and bright, spacious living/kitchen/dining area, this well-maintained apartment is a great property for the price.

Ideal as a permanent home or holiday home, its access to the residence's communal swimming pool and its location at just 15 minutes from sandy Mediterranean beaches also make it ideal for earning rental income if that's of interest to you.

It is situated on the first floor of a building containing just one other apartment.

The property comprises:

Open-plan living/kitchen/dining area (36m²) with access to the terrace (40m²) and lovely sea views
Bedroom 1 (12m²) leading to a balcony (5m²) with sea view

Bathroom (5m²) with bath, basin and WC

Bedroom 2 (11m²) leading to a balcony (5m²) with sea view

Shower room (3m²) with shower, basin and WC

Garage (16m²)

Parking space

Properties are always sought-after in this particular residence, which is a stone's throw from Fitou's wine cellars and restaurants, so contact us now if you'd like to arrange a viewing!

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 205 units

Provisional annual charges: 1000€