

# French Properties

## ONLINE

€239 000

**Surface :** 82 m²

**Terrace area:** 14 m²

**Year of construction:** 2006

**Kitchen:** : open kitchen

**Hot water:** individual electric

**Heating:** individual electric

**Inner condition:** good

**Standing:** residential

**Building condition:** good

### Features:

double glazing, calm, Not overview ed, pool

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

**Energy class (dpe):** D

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

Document non contractuel

01/07/2025 - Prix T.T.C



### Apartment 857 Fitou

Beautiful apartment in a private estate with swimming pool near the Mediterranean beaches! This beautiful ground floor three-bedroom apartment is located in the heart of the Domaine des Capitelles, an oasis of calm at the foot of the Fitou hills in Languedoc-Roussillon (Occitanie). As soon as you enter, you will be seduced by the bright living room: a spacious living room that opens onto a fully equipped kitchen, designed for sharing pleasant moments with family or friends. Large sliding windows let in natural light and open onto a terrace running along the main façade, to which two of the three large bedrooms have direct access. The apartment also has two modern bathrooms, two separate toilets and a second terrace at the rear, perfect for enjoying a shady spot or breakfast al fresco. A private garage completes the property. The apartment will be available from the 1 september 2025 On the property there are two swimming pools - one heated - which are open from April to October, allowing you to relax after a bike ride or a day at the nearby beach (just 10 minutes away by car). The picturesque village of Fitou, famous for its characteristic wines, offers restaurants, a local grocery store, producers' cellars and a friendly bar. Sports enthusiasts will love the surf and kite

