

# French Properties

ONLINE

€249 000

**3 bedroom house**

**Surface : 85 m²**

**Surface of the living room: 35 m²**

**Year of construction: 2003**

**View : sea view**

**Kitchen: fitted kitchen**

**Hot water: electric**

**Heating: electric**

**Inner condition: good**

**External condition: good**

## Features:

pool, calm, air conditioning, double glazing

3 bedroom

2 terraces

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe): C**

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

Document non contractuel

30/04/2025 - Prix T.T.C



House 848 Fitou

Holiday home at Domaine des Capitelles with swimming pool, just a 10-minute drive from the beautiful sandy beaches of the Mediterranean! Cosy and well-kept house on one level in a row located in a quiet and international domain. Pleasant entrance with south-facing terrace with open views of the lagoon and the sea. From the spacious entrance with guest toilet, you enter a bright and sunny living room with fitted kitchen and a pleasant dining area that divides the living room and kitchen. From here you are led out through large glass sliding doors to the sheltered terrace and a spacious garden. Here it is sunny throughout the afternoon. Furthermore, there are 3 bedrooms, two of which lead out to the garden. 2 of the bedrooms are equipped with air conditioning. There is also a practical laundry room and a garage with space for a small car. Parking space. The swimming pools are just outside the door. The domain's two large swimming pools (and a smaller children's pool) are open from approx. 1 May to approx. 1 October. The upper pool is heated with a heat pump during part of the season. Fantastic nature and hiking trails right outside the door. The property is ideal as a holiday home, perfect "lock and go". But would also be suitable for permanent

