

# French Properties

ONLINE

€339 000

**4 bedroom house**

**Surface : 94 m²**

**Surface of the living room: 34 m²**

**Year of construction: 2008**

**Exposition: southeast**

**View : panoramic**

**Kitchen: : open kitchen**

**Hot water: electric**

**Heating: air conditioning**

**Inner condition: excellent**

**Features:**

pool, calm, air conditioning, double glazing

4 bedroom

1 terrace

2 bathrooms

2 WC

1 parking

**Energy class (dpe): C**

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

Document non contractuel

22/05/2025 - Prix T.T.C



House 784 Fitou

Holiday home at Domaine des Capitelles with 2 swimming pools, just 10 minutes by car from the beautiful sandy beaches of the Mediterranean! Large house on two floors with a living area of approximately 95 m². 21 m² garage transformed into a beautiful bedroom integrated into the house. A parking place. Breathtaking views from the terrace. Ground floor : Spacious entrance hall with storage under the stairs. Built-in cupboard with space for a washing machine etc. Two beautiful bedrooms, one of which opens onto a flowery outdoor space. Lots of storage. Separate WC. Bathroom with bathtub, separate shower and double sink. From the entrance, the stairs lead to a bright and sunny living room and an equipped American kitchen with dining table. Beautiful high ceilings with exposed beams. From the living room and kitchen, sliding glass doors open onto a large terrace (22 m²) with breathtaking views of the Mediterranean and the lagoon. On this floor there is a master bedroom with its own bathroom and separate WC. Outside this bedroom, a small west-facing balcony allows you to enjoy the evening sun. The property is perfect as a holiday home, but would also suit permanent residents. The estate's two large swimming pools, as well as a small children's pool, are a

