LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46246MSY11 Price: 456 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (440 000 EUR without fees)

Spacious 4-bedroom detached villa with superb sea view in Fitou







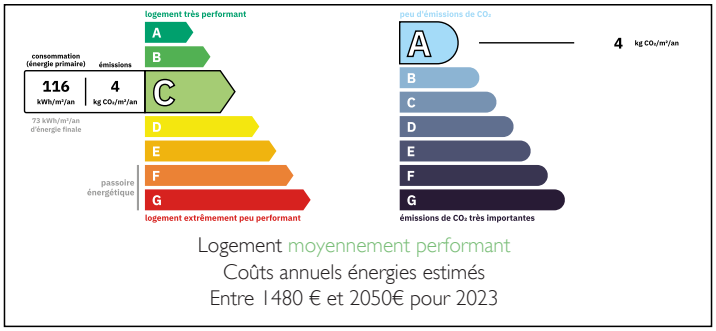








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1480 € et 2050€ pour 2023

INFORMATION

Town:	Fitou
Department:	Aude
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	1056 m2

IN BRIEF

Overlooking the picturesque wine-producing village of Fitou, this superb villa is an easily-maintained haven for holidays or permanent living.

Throughout its 156 m² of living space, the villa has an abundance of natural light. The huge open-plan living and kitchen area is equipped with air conditioning and leads out to a spacious private terrace - perfect for enjoying sunrise views and entertaining family and friends.

The villa offers two ground-floor bedrooms, complemented by a large shower room and a separate WC. Upstairs, a third bedroom enjoys exceptional panoramic views and direct access to its own private terrace. A fourth bedroom, with direct access to another terrace and its own en-suite shower room with WC, is ideal accommodation for guests.

The property also includes a garage plus a large tiled courtyard, providing parking for several vehicles.

If you're looking for a villa with...

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46246MSY11 Price: 456 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (440 000 EUR without fees)







NOTES

DESCRIPTION

This beautiful villa is notable for the amount of space that it offers, both inside and out. It is in a sought-after part of the picturesque village of Fitou, due to its elevated position which makes the most of the breathtaking panoramic views of the Mediterranean . Whether you're seeking a holiday retreat or a permanent home, it offers the perfect blend of comfort, space, and easy living.

The interior is light and bright the open-plan living area opens onto a generous terrace - ideal for alfresco dining, entertaining, or simply soaking up the spectacular scenery. The villa features four bedrooms, including two with private terraces and one with an en-suite, making it perfect for hosting family and friends.

The cosy separate lounge is a perfect space to relax, with its wood-burner and direct terrace access. It could easily be used as an additional bedroom if the need arises.

Outside, you'll find a garage and a large tiled courtyard with parking for several vehicles.

Nestled between the sea and the Corbières hills, Fitou is renowned for its award-winning wines, peaceful atmosphere, and authentic southern French charm. With beautiful beaches just minutes away and easy access to both Perpignan and Narbonne, it's an idyllic location to enjoy the Mediterranean lifestyle.

Contact us today to arrange your viewing of this exceptional property !

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr