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Detached House, 3 Bedrooms And Studio, Leucate Plage

Leucate , Aude , Occitanie



€550,000

inc. of agency fees

5 Beds

115.4 sqm

Ideally located, 2 minutes's walk to the charming beach of Leucate Plage, this 4-sided house offers 115m² of living space on...

At a Glance

Reference MFH-CB85712777

Near to Leucate

Price €550,000

Bed 5

Pool No

Hab.Space 115.4 sqm

Land Tax N/A

Property Description

Ideally located, 2 minutes's walk to the charming beach of Leucate Plage, this 4-sided house offers 115m² of living space on two levels.

The ground floor comprises an entrance hall leading to a bright, fully-equipped kitchen with dining area leading to a 35m² secluded courtyard, a living room, two bedrooms and a bathroom with toilet.

The first floor has two bedrooms, a shower room, a toilet and a 26m² studio with an independent entrance from the garden; it offers a living area and/or bedroom, a separate kitchenette, a shower room with toilet. This studio and the entire house offer excellent opportunities for seasonal rentals.

The house also offers a 44.50m² front courtyard with two private parking spaces, a rare feature so close to the beach, and the possibility of creating an ornamental garden.

Leucate Plage is above all a beach bordered by the Leucate cliffs! As the only beach sheltered from the prevailing Tramontane wind, its sand is world-renowned as "sable étalon". At the foot of the cliff, discover the Briganti beach and its coves for a swim in a unique setting: turquoise waters and nature as far as the eye can see.

Climb up the cliff to discover a unique view: Leucate Plage and its villas, the natural beach of Mouret, the Mediterranean as far as the eye can see, Port Leucate in the distance... From the lighthouse, you can follow the cliff edge all the way to La Franqui, by mountain bike or on foot.

Summary

Property type: Countryside house
Bedrooms: 5
Price €550,000

Key Information

Internal Area: 115.4 sqm
Property Features:
• Air-conditioning
Has Air Conditioning? Yes

Location: Occitanie



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S. and L. BROWN



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