

## Studio flat with cabin and mezzanine - 98 000 €

Novelties



### DESCRIPTION

Studio flat with a lovely mezzanine located on the 3rd and top floor, rue Antigua in Cap Coudalère, Le Barcarès, a seaside resort located between Narbonne and Perpignan, on the shores of the Mediterranean Sea, close to Spain.

It measures around 25m<sup>2</sup> and is sold furnished. It has lovely views over the park, the Etang de Salses and the mountains.

The flat is functional and comprises a living room with open-plan kitchen; a shower room with separate toilet; a cubicle separated from the living room by a curtain and a mezzanine (with velux window) accessed via a staircase. A pretty terrace completes the ensemble, allowing you to enjoy some quality time outdoors in a relaxing setting.

The property is located on the Coudalère peninsula in Barcarès, a seaside resort on the Mediterranean coast between Narbonne and Perpignan, close to the pretty Aude village of Leucate. Cap Coudalère is a charming little corner of the world, ideal for holidays or for year-round living. The site has an aquatic area with 2 swimming pools and 1 playground for the little ones, sports grounds with 4 tennis courts, a multi-sports pitch, a basketball court, a fitness area, table tennis tables and boules areas. In summer, the square hosts a wide range of events, including markets, shows and concerts, and aquagym and aqua bike classes are available at the swimming pool. The Place de la Martinique is a welcoming shopping area, with several shops open from mid-April to mid-October.

Information on the risks to which this property is exposed is available on the site georisques <https://www.georisques.gouv.fr>

### INFORMATIONS

**Terrace**

**Pool**

**Wifi**

### HONORAIRES

**Fees payable by the seller** - Fee : 6 000 € - Price of the property excluding fees : 92 000 €

**Land tax** : 664 €

Co-ownership charges : 1 200 €

### VOTRE AGENCE