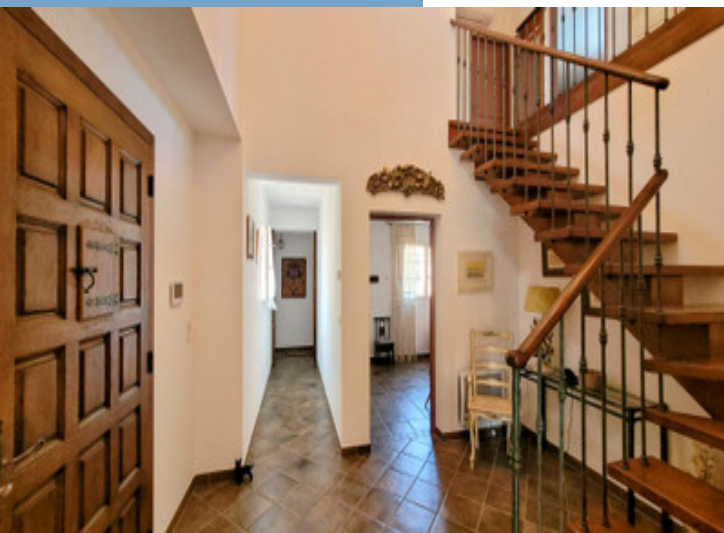




EXQUISITE 4-BEDROOM VILLA WITH POOL,  
TERRACE, GARAGE, AND PRIVATE GROUNDS –  
15 MIN TO THE BEACH!

EXQUISITE 4-BEDROOM  
VILLA WITH POOL,  
TERRACE, GARAGE, AND  
PRIVATE GROUNDS – 15  
MIN TO THE BEACH!...



## PROPERTY FACT FILE

REFERENCE	A31861AHA66
PRICE	€ 620,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	185 m <sup>2</sup>
LAND	3018 m <sup>2</sup>
TOWN	Perpignan
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

\*Price based on current exchange rate which is subject to change



- Traditional style spacious villa on 1 200m<sup>2</sup>
- 4 large bedrooms and 2 bathrooms
- open plan living area leading to terrace
- 1 818 m<sup>2</sup> park fully fenced
- 15 min drive to beaches

EXQUISITE 4-BEDROOM  
VILLA WITH POOL,  
TERRACE, GARAGE, AND  
PRIVATE GROUNDS – 15  
MIN TO THE BEACH!...

Ref : A31861AHA66

Stunning Detached Villa on a 1,200 m<sup>2</sup> Plot with Pool, Pool House, Garage, and Adjacent Landscaped Park of 1,818 m<sup>2</sup>

This beautiful villa is perfectly positioned on a quiet no-through road, offering privacy and tranquility in a sought-after residential area. Just a

## DESCRIPTIF

Located in an area known locally as "Route to the Beaches" this property offers an ideal location midway between Perpignan and the sea.

In a residential setting, surrounded by houses of a similar standing, Perpignan offers an airport and TGV train station, other airports are also close with Carcassonne, Girona and Barcelona all easily accessible and offering year round international flights.

Nearest beaches are at Canet en Roussillon, with Collioure and the Spanish border slightly further along the coast.

The property has a sweeping gated driveway, with ample parking for vehicles, camping car or boat.

Set in the centre of a mature planted garden of 1200m<sup>2</sup> the house offers:

Ground floor:

- Entrance to spacious hallway with bespoke staircase
- Open plan living area 40m<sup>2</sup> leading out to covered terrace
- Study 11m<sup>2</sup>
- Kitchen fully fitted and equipped 12m<sup>2</sup>
- rear kitchen/laundry room 6m<sup>2</sup>
- bedroom 1, 16m<sup>2</sup>
- with en suite bathroom with bath and shower 7m<sup>2</sup> and dressing area 4m<sup>2</sup>
- wc

Upstairs

- 3 bedrooms of 16m<sup>2</sup>, all with built in storage
- bathroom with bath and shower 7m<sup>2</sup>
- wc
- storage room 2m<sup>2</sup>

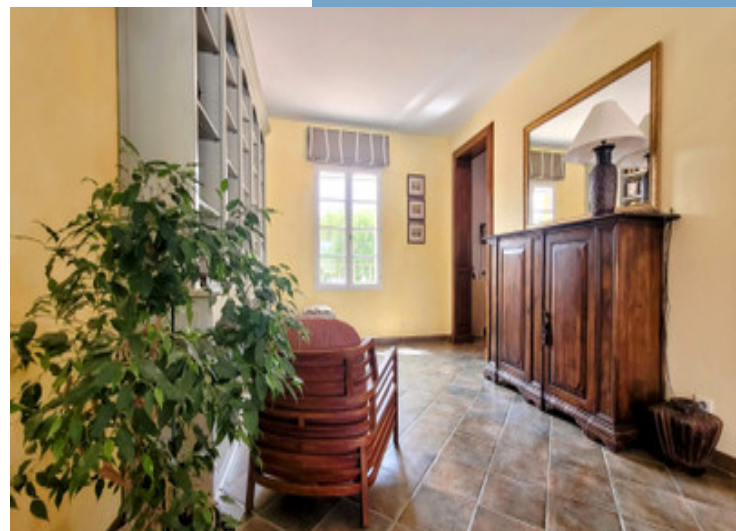
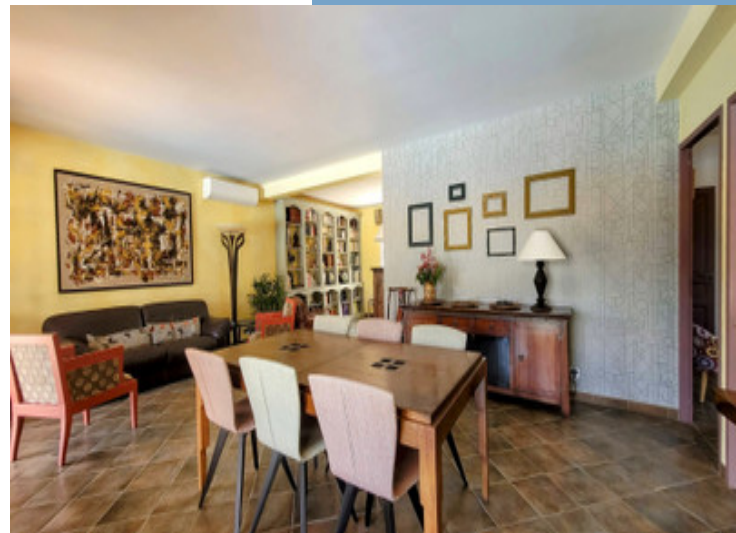
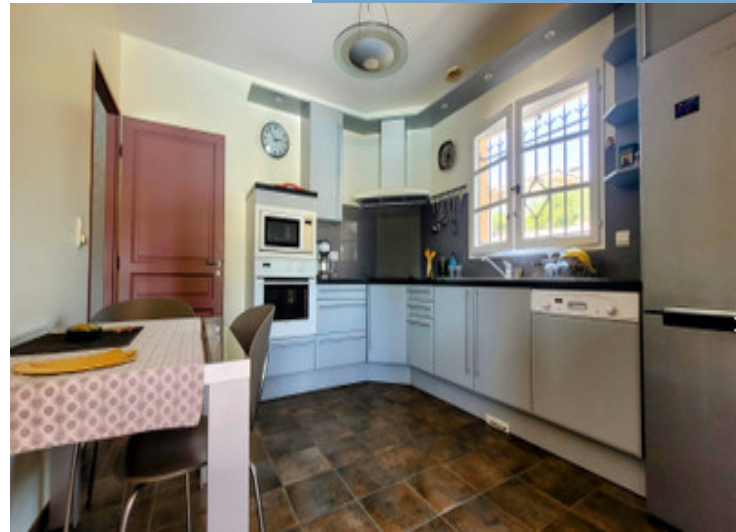
Outside 1200m<sup>2</sup>

- covered terrace
- technical room with pool equipment
- shower

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31861AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

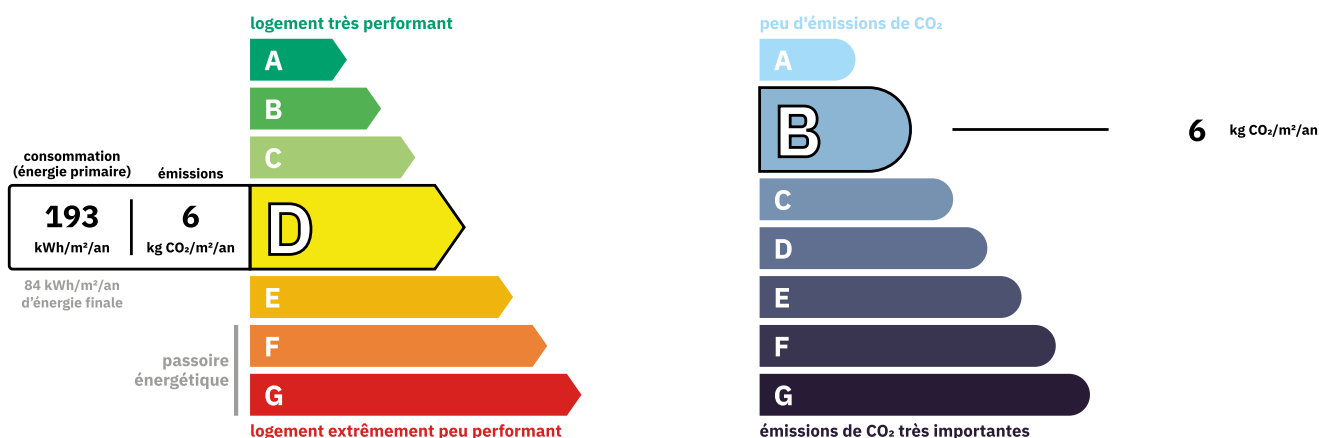


EXQUISITE 4-BEDROOM VILLA  
WITH POOL, TERRACE,  
GARAGE, AND PRIVATE  
GROUNDS – 15 MIN TO THE  
BEACH!...

Ref : A3I86IAHA66

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2159 € and 2921€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A3I86IAHA66  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)