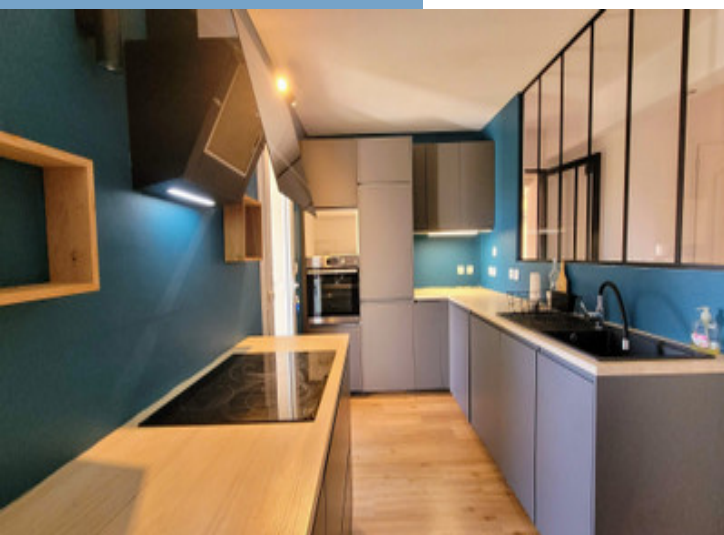
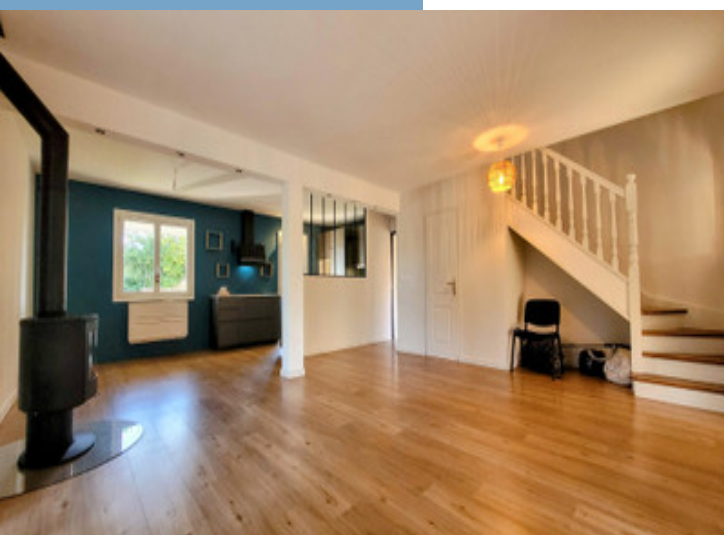




RECENTLY RENOVATED VILLA WITH  
MEDITERRANEAN GARDENS, POOL AND POOL  
HOUSE. SHORT WALK TO COMMERCES AND  
3KM SEA

RECENTLY RENOVATED  
VILLA WITH  
MEDITERRANEAN  
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POOL HOUSE. SHORT  
WALK TO COMMERCES A...



PROPERTY FACT FILE	
REFERENCE	A33698AHA66
PRICE	€ 590,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	1
ACCOMMODATION	110 m <sup>2</sup>
LAND	913 m <sup>2</sup>
TOWN	Argelès-sur-Mer
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Large private garden with pool and pool house
- Fully renovated in 2023
- Ground floor bedroom or home office space
- Close to commerces, restaurants and schooling
- Short 5 min drive to beach or via cycle path

RECENTLY RENOVATED  
VILLA WITH  
MEDITERRANEAN  
GARDENS, POOL AND  
POOL HOUSE. SHORT  
WALK TO COMMERCES  
Réf : A33698AHA66

### Stunning Traditional Villa Fully Renovated in 2023

This beautifully renovated traditional villa, is set on a spacious 913 m<sup>2</sup> plot, just 3 km from the sea and within walking distance of all essential amenities, ideal for permanent living or as a charming holiday home. Inside, you'll find a bright, open-plan living area with a fully equipped

## DESRIPTIF

Exceptional Villa Fully Renovated in 2023 – A True Haven of Peace  
Just 3 km from the Sea

This exceptional villa, fully renovated in 2023, is set in a lush green environment, just a short walk from the village amenities and only 3 km from the sea, accessible via a cycle path.

#### Ground Floor:

A spacious, bright, air-conditioned open-plan living area of 38 m<sup>2</sup>, with a large lounge featuring a wood-burning stove, and a brand-new fully equipped kitchen. You will also find a pantry, a 13 m<sup>2</sup> office or bedroom with a private entrance, as well as separate toilet.

#### Upstairs:

Three air-conditioned bedrooms, measuring 10 m<sup>2</sup>, 12 m<sup>2</sup>, and 18 m<sup>2</sup> which includes a dressing room. The modern bathroom features an Italian shower, a double sink, a large storage closet, and separate WC.

#### Outdoors:

The Mediterranean garden leads to the heated pool, surrounded by nature and a sunny terrace. You can also enjoy a summer kitchen, a pool house with shower and WC, as well as storage buildings to meet all your needs.

#### Additional Features of This Villa:

Double glazing for optimal insulation  
Air conditioning in every room  
Recently renovated, offering modern and high-quality finishes  
Heated pool for year-round enjoyment  
Private parking for multiple vehicles

All measurements non-contractual

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

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33698AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

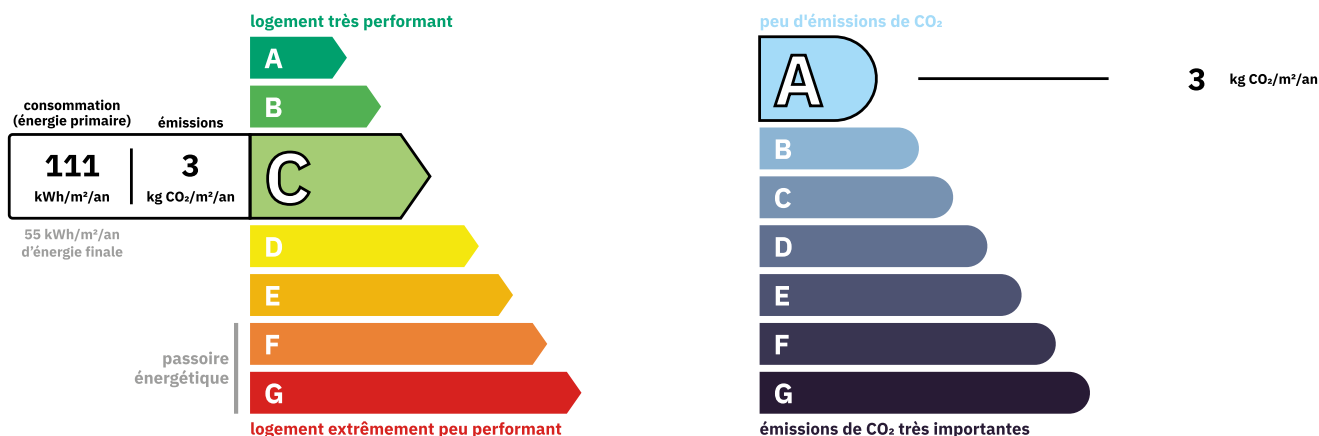


RECENTLY RENOVATED VILLA  
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## ENERGIE-DPE

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<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 676 € and 914€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A33698AHA66  
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)