





SUPERB 5-BEDROOM VILLA WITH SWIMMING POOL, SENSATIONAL VIEWS AND OPEN-AIR THEATRE!

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SUPERB 5-BEDROOM VILLA WITH SWIMMING POOL, SENSATIONAL VIEWS AND





PROPERTY FACT FILE

REFERENCE A37525MSY66

PRICE € 740,000 £ 0*

*agency fees to be paid by the seller

BEDROOM 5

BATHROOM 3

ACCOMMODATION 217 m²

LAND 3600 m²

TOWN Le Boulou

DEPARTMENT

LOCATION 50km or less to airport

TYPE Villa

CONDITION

FEATURES Swimming Pool, Mains Drains,

Garage

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





- Exceptional panoramic view including Mount Canigou
- Magnificent heated swimming pool (10m × 5m)
- 3600m² of well-kept entirely fenced land
- Superb fitted and equipped summer kitchen and bar
- Stylish and unique open-air theatre!

Tucked into the sun-drenched foothills of the Pyrenees, this amazing villa is for those who enjoy the finer things in life! The stunning views stretch across the hills to the iconic Mount Canigou - a breathtaking backdrop to this elegant home.

In excellent condition, the villa has reversible air conditioning

DESCRIPTIF

The villa comprises:

A spacious and inviting entrance hall (IIm²)

Bedroom I (IIm²) with view over the surrounding hillsides and Mount Canigou

Bedroom 2 (IIm²)

Bathroom (5.5m 2) with bath, double basin and bidet WC (1.5m 2)

A very large open-plan kitchen/dining area (26m²)

Living room $(35m^2)$ with fireplace, fantastic views and French windows leading out to the balcony

The huge Master Suite $(42m^2)$, comprising the large bedroom 3 with French windows leading out to the balcony, an open area which is currently used as office space, shower room + WC and a walk-in wardrobe

Bedroom 4 (18m²) and Bedroom 5 (13m²) both have French windows leading directly out to the terrace which overlooks the gorgeous swimming pool

An extremely useful shower room + WC (10.5m²) has direct access from the terrace and swimming pool area, so wet feet don't need to traipse through the house! This room can also be used as a utility room. An adjoining storage area (8m²) is also a practical space, and could be a great wine cellar for the countless local varieties!

The fitted and equipped summer kitchen (8m²) is of a very high quality and is perfectly positioned to allow the chef to gaze out over the terrace, swimming pool and surrounding views.

The garage (2 l m²) has an automatic door and an additional 5m² of storage space on the side. If you prefer, a separate automatic gate allows you to drive directly down to the level of the terrace and the swimming pool.

In the grounds, a wooden hut can b

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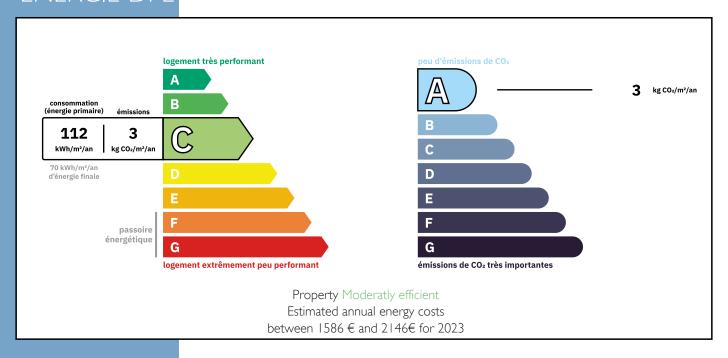


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A37525MSY66 COMPLETE FILE AND PHOTO ON REQUEST SUPERB 5-BEDROOM VILLA WITH SWIMMING POOL, SENSATIONAL VIEWS AND OPEN-AIR THEATRE! Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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