



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

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



PROPERTY FACT FILE	
REFERENCE	A37525MSY66
PRICE	€ 740,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	217 m ²
LAND	3600 m ²
TOWN	Le Boulou
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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

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

Ref : A3752MSY66

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 (11m²)

Bedroom 1 (11m²) with view over the surrounding hillsides and Mount Canigou

Bedroom 2 (11m²)

Bathroom (5.5m²) with bath, double basin and bidet
WC (1.5m²)

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

Living room (35m²) with fireplace, fantastic views and French windows leading out to the balcony

The huge Master Suite (42m²), 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 (21m²) 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



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3752MSY66>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

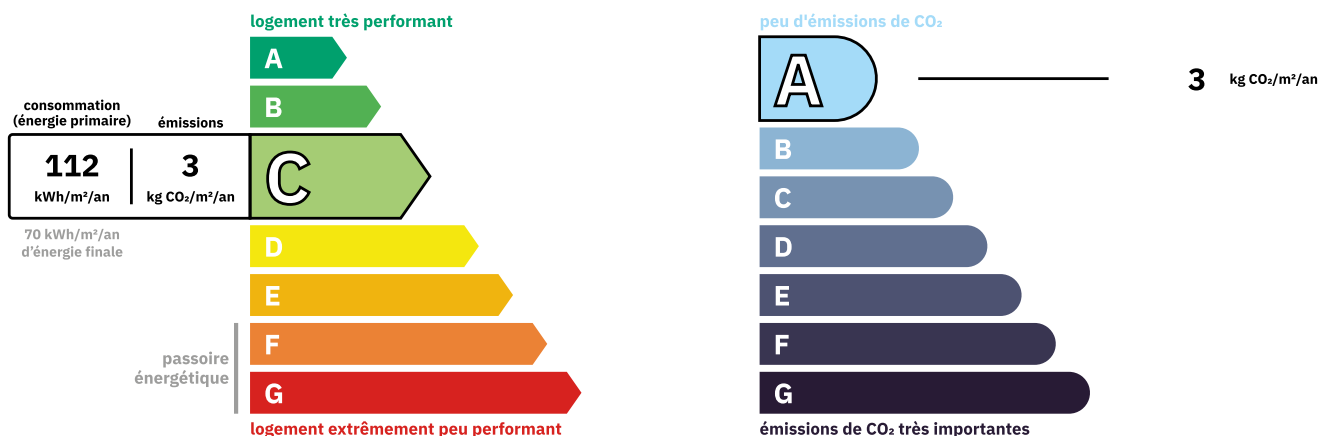
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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/>

Ref : A37525MSY66

ENERGIE-DPE



Property **Moderately efficient**
Estimated annual energy costs
between 1586 € and 2146€ for 2023

NOTICE

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

I: 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 : A37525MSY66
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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