

SUPERB FULLY AIR-CONDITIONED VILLA WITH LARGE SWIMMING POOL AND SENSATIONAL VIEWS!

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PROPERTY FACT FILE

REFERENCE	A37525MSY66
PRICE	€ 699,000 £ 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 drainage, Garage

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





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- Magnificent heated swimming pool (10m x 5m)
- Reversible air conditioning in all the bedrooms
- Exceptional panoramic view including Mount Canigou
- Superb fitted and equipped summer kitchen and bar
- Stylish and unique open-air amphitheatre !

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This amazing villa, private but not remote, is in excellent condition and enjoys stunning views across the plain to the iconic Mount Canigou. With 5 spacious bedrooms and 3 bathrooms, it's perfect for family and guests. The inviting living room with fireplace and the huge open-plan kitchen both overlook the large (10m x 5m) heated



DESCRIPTION

This outstanding, unique villa is perfectly conceived to keep cool while taking full advantage of the warm Mediterranean climate! The beautiful swimming pool is one of the biggest in the area, and the villa has air-conditioning throughout.

The property 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...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37525MSY66

COMPLETE FILE AND PHOTO ON REQUEST

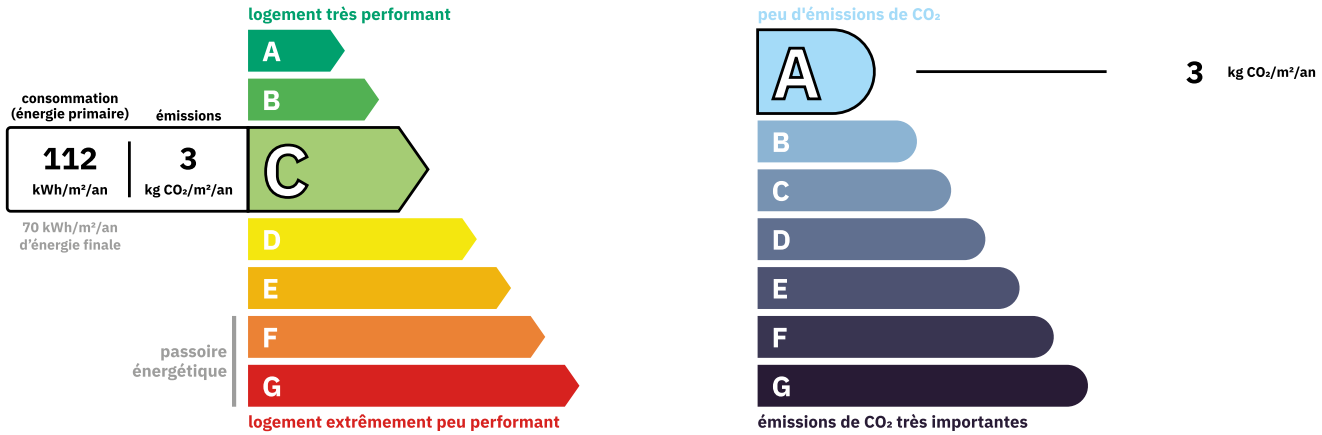
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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