







# 3 PRESTIGE APARTMENTS WITH SEA VIEW, GARDEN AND DOUBLE GARAGE IN COLLIOURE

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3 PRESTIGE APARTMENTS WITH SEA VIEW, GARDEN AND DOUBLE GARAGE IN





### PROPERTY FACT FILE

REFERENCE A40874MSY66

PRICE € 1,495,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 4

ACCOMMODATION 260 m<sup>2</sup>

LAND 850 m<sup>2</sup>

TOWN Collioure

DEPARTMENT

LOCATION Town property

TYPE

CONDITION

FEATURES Mains Drains, Garage, Detached

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





- Sea views in the Mediterranean's prettiest town!
- 3 prestige apartments in immaculate condition
- Excellent rental income potential
- Lovely landscaped garden and large double garage
- Within easy walking distance of the beach

This exceptional property is in beautiful Collioure, the 'Jewel in the Crown' of the Côte Vermeille. In immaculate condition, it offers 260  $\rm m^2$  of living space set in 850  $\rm m^2$  of landscaped gardens, just a short walk from the beach. The main house comprises a large ( $\rm 102m^2$ ) luxury one-bedroom apartment plus another large ( $\rm 98m^2$ ) luxury

### **DESCRIPTIF**

This exceptional property is in the highly sought-after town of Collioure, considered by many as the prettiest town on the Mediterranean coast. It comprises a main building, perched above the beautiful landscaped garden and enjoying sea views from the property itself and its sunny terraces. It contains 2 luxury apartments. The equally luxurious independent studio apartment sits above the large double garage, enjoying its own sun terrace and direct access to the garden.

The main building is equipped with reversible air conditioning and under-floor heating, so year-round comfort is guaranteed! It comprises:

On the ground floor (apartment 1):

- Very large living room with dining area and open-plan kitchen (60m²). This leads directly to a large sunny terrace (25m²) as well as its own balcony (2m²), both of which overlook the garden. The living room has a stylish and cosy wood burner.
- Large bedroom with study area (26m<sup>2</sup>)
- Modern shower room with WC (6m²)
- Utility room (7m<sup>2</sup>)
- WC (3m<sup>2</sup>)

On the first floor (apartment 2):

- Large living room with dining area  $(36m^2)$  and stylish and cosy wood burner. The adjoining balcony  $(2m^2)$  overlooks the garden and has a sea view.
- Bedroom I (22m²) with its own sunny, south-facing terrace (4m²)
- Ensuite shower room with WC (5m<sup>2</sup>)
- Bedroom 2 (19m²) with sea view
- Ensuite shower room with WC (7m<sup>2</sup>)

On the garden level:

- Room I which can be used as a small additional bedroom (5.5m<sup>2</sup>)
- Room 2 which can be used as a small additi

#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A40874MSY66 COMPLETE FILE AND PHOTO ON REQUEST



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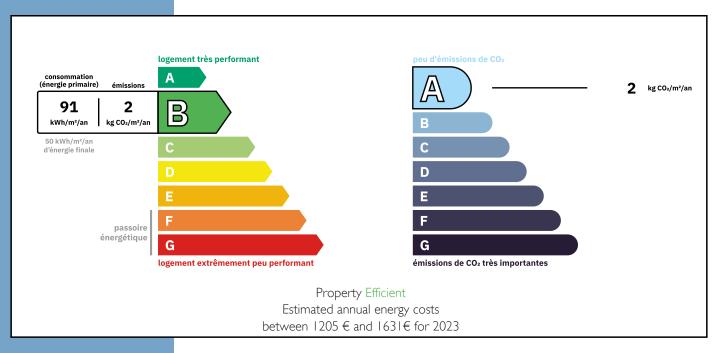




3 PRESTIGE APARTMENTS WITH SEA VIEW, GARDEN AND DOUBLE GARAGE IN COLLIOURE... Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fir/

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## **ENERGIE-DPE**



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# CONTACT

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