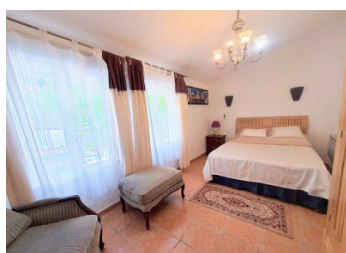


UNDER OFFER - Beautiful Spacious Villa on over 1500m2 plot with pool, pool house, garage.

EXCLUSIVE



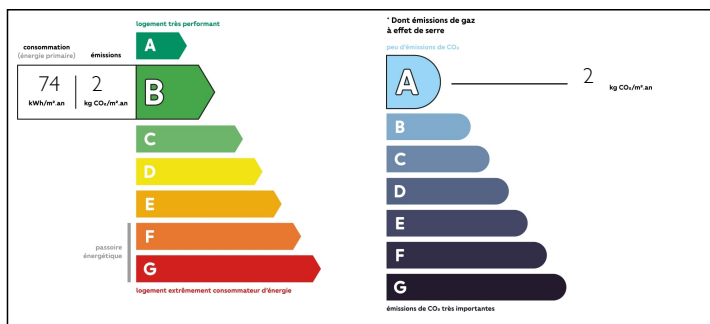
INFORMATION

Town:	Saint-Nazaire
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	181 m2
Plot Size:	1564 m2

IN BRIEF

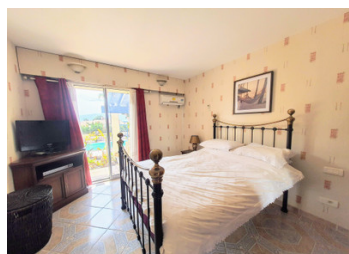
Detached Mediterranean Villa with mountain views, 4 spacious bedrooms, an open plan living area and under 10 min drive or 20 min bike ride from Canet en Roussillon. Saint Nazaire is a popular village with all commerces, schooling, pharmacy just a short stroll from this property. A perfect home for your holidays, retirement or family life in the South of France More photos and video available on request

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2226 EUR

NOTES

DESCRIPTION

Ideal location near the coast yet far away from the summer tourists, cycle path to the beaches of Canet en Roussillon and just 20km to Perpignan airport.

This traditionally built villa is mostly on one level and offers:

- entrance to vast hallway with a number of practical storage cupboards
- open plan living area with cathedral ceiling and fireplace
- open plan kitchen/dining area with ample space for entertaining
- fully fitted and equipped kitchen
- wc and wash room
- master bedroom with en suite shower room
- bedroom 2 and 3
- small flight of steps to office room with mezzanine level bedroom 4
- garage
- laundry room
- Terrace to front of property with beautiful mountain views to the distance
- paved pool area with 8m x 4m salt water pool
- pool house with one room and separate bathroom (can be used as independent studio)
- pump room
- large dance floor area or suitable as games area
- reversible air conditioning throughout
- additional electric heaters
- electric shutters on timer
- solar panel water heater
- automatic watering system
- alarm
- central aspiration system

Information about risks to which this property is