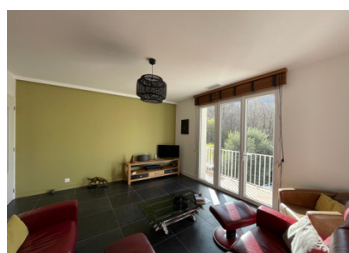
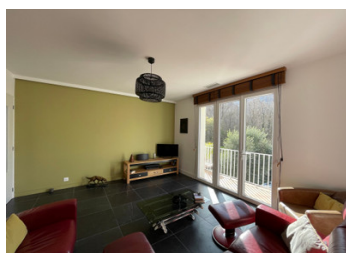


Outstanding south-facing villa with garage and garden, newly renovated and in immaculate condition



INFORMATION

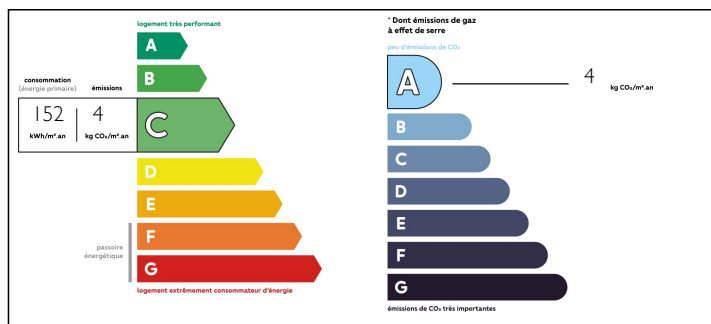
Town:	Arles-sur-Tech
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	82 m ²
Plot Size:	957 m ²



IN BRIEF

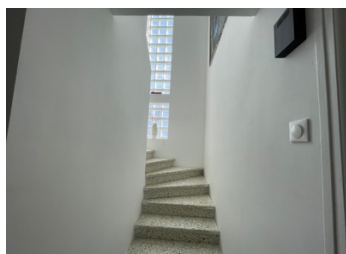
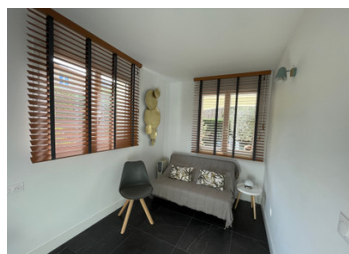
Immaculately presented 2 bedroom detached villa, with sunny terraces, garage and a private garden. Newly renovated to a high standard and beautifully decorated throughout the property has reversible air-conditioning and is double-glazed. The villa is in a quiet cul-de-sac, directly overlooks woodland and the river Tech and is only 5 minutes drive to Arles-sur-Tech with local shops and services.

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.



DESCRIPTION

The property comprises: on the ground floor an entrance hall, WC and bedroom. A bright staircase leads to the 1st floor with a spacious landing and access to the kitchen, living room, bedroom and bathroom. The living room and bedroom both have French windows onto a delightful south-facing terrace.

The flooring throughout the ground and first floors is large textured slate tiles.

Ground floor:

Entrance hall (7,3m²) leading to:

- * Bedroom (7,8m²) with two windows and a large storage cupboard;
- * WC with wash hand basin (1,5m²)
- * Utility room (7m²) with electric water heater
- * Garage (33m²)

Stairs leading to:

Bright and spacious landing (9m²) leading to:

- * Kitchen (9,6m²) fully-equipped kitchen by Howdens France, with built-in fridge/freezer, electric fan oven and microwave, Bosch ceramic hob and dishwasher. Window to rear of property and sliding door to landing.
- * Living room (18,7m²) with double doors to landing
- * Bedroom (14,6m²).

Both the living room and bedroom are south-facing with access to a sunny south-facing terrace (12m²)

- * Shower room (4,7m²) comprising a walk-in shower with glass screen, WC, heated towel rail and wash basin
- * Walk-in wardrobe (1,8m²)

There is a covered terrace/seating area next to the front door with a private garden surrounding the villa. The garden is lawn, with well-established shrubs, hedges and fruit trees. Access is through a metal gate and a driveway to the garage provides private parking.

All measurements are approximate

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES