LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37525MSY66 Price: 699 000 EUR

agency fees to be paid by the seller

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















INFORMATION

Town:	Le Boulou
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	217 m2
Plot Size:	3600 m2

IN BRIEF

This amazing villa, private but not remote, is in excellent condition and enjoys stunning views across the plain to the iconic Mount Canigou.

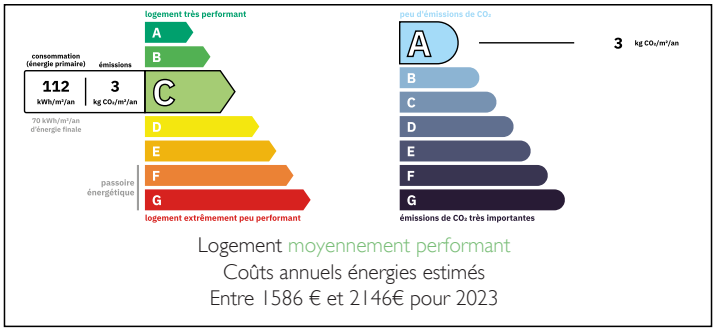
With 5 spacious bedrooms and 3 bathrooms, it's perfect for family and guests. The inviting living room with fireplace and the huge open-plan kitchen both overlook the large (10m x 5m) heated swimming pool, along with the superbly equipped summer kitchen and bar.

The property boasts 3,600m² of fully enclosed, well-kept illuminated grounds, making outdoor dining and entertaining a joy. Also on the land, with amazing views, is a unique, Greek-style open-air amphitheatre! It's a perfect spot for memorable soirées, live music or simply as a quiet retreat.

The location is perfect:

- 20 minutes from the Spanish border
- 25 minutes from the nearest beautiful beach
- 25 minutes from the TGV train station in Perpignan

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1586 € et 2146€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1960 EUR**

NOTES

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 (21m²) has an automatic door and an additional...