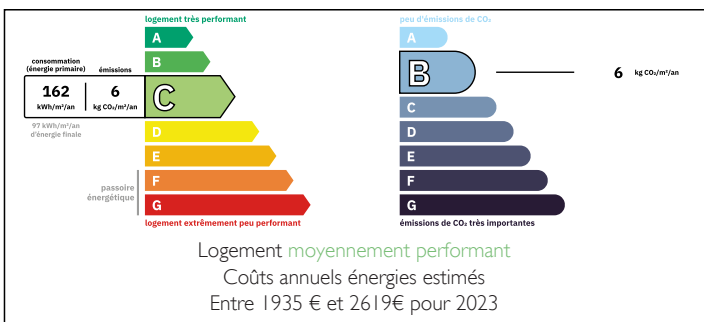


Beautiful 3-bedroom detached villa with pool, large garden and outstanding views

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montner
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	172 m ²
Plot Size:	2800 m ²

IN BRIEF

Set in an elevated position in the charming village of Montner, this beautiful, detached villa offers exceptional panoramic views, a stunning swimming pool and immaculate presentation throughout.

The property features 3 generous bedrooms and 3 bathrooms, providing comfortable accommodation for family living or entertaining guests. Several terraces perfectly positioned around the villa create wonderful spaces for relaxing, dining, and enjoying the breathtaking surroundings.

The beautifully maintained garden offers privacy, space, and a peaceful setting, while the attractive swimming pool provides the ideal spot to enjoy the Mediterranean climate.

The lovely veranda is a perfect place in which to relax and admire the stunning sunsets, and the spacious garage is accessible from within the property.

Don't miss this opportunity to own an immaculate villa combining comfort, outdoor living, and

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

This exceptional villa is found in the beautiful village of Montner, surrounded by vineyards and rolling countryside, and the property is built to make the most of the views. Whether from the gorgeous swimming pool, one of the many terraces, the villa itself or the large garden, the vista is always something special!

Despite its tranquil surroundings, the property is certainly not isolated. The village of Estagel is on the doorstep with plenty of amenities, including an excellent new Carrefour supermarket with boucherie and petrol station. Perpignan airport is just a 25 minute drive away and Perpignan itself is brimming with shops, bars, restaurants, cafés and everything else that you could need!

The property comprises:

Ground floor:

Bedroom 1 (20m²) with ensuite shower room (3m²) and direct access to the swimming pool
Large garage (35m²) with automatic door, leading directly into the villa

First floor:

Enclosed veranda (28m²) overlooking the swimming pool
Entrance hall (5m²)
Living room with fireplace and dining room (43m²)
Fully fitted and equipped kitchen (13m²) with dishwasher and induction hob
Sun terrace leading to a large workshop (27m²)
Shower room (5m²) + WC
Utility room (4m²) with washing machine
Storage room (11m²)

Second floor:

Bedroom 2 (19m²) with ensuite bathroom + WC (5m²) and leading directly to a peaceful terrace
Bedroom 3 (19m²)

This is a ready-to-move-into villa, which is perfect as

LOCAL TAXES

Taxe foncière: **1900 EUR**

NOTES