LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46580AHA66 Price: 698 000 EUR

agency fees to be paid by the seller

Luxury 2024 Detached Villa Close to the Sea with Heated Salt Pool, AA Energy Rating & Canigou Views















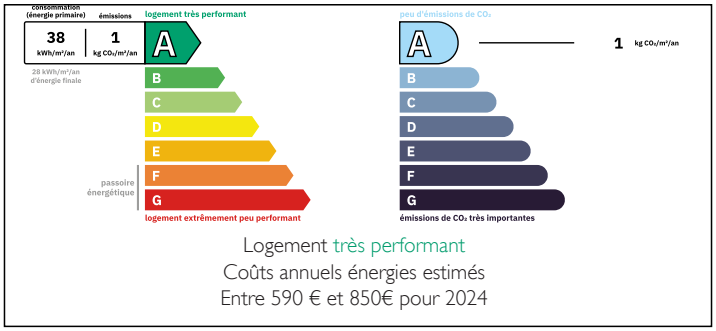
INFORMATION

Town:	Sainte-Marie-la-Mer
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	923 m2

IN BRIEF

Built in 2024, this contemporary detached villa combines high-end finishes, generous proportions and exceptional natural light. The impressive double-height living area opens through expansive sliding doors onto a spacious terrace and a beautifully crafted 11 x 5 m saltwater swimming pool with a submerged sun deck, creating a seamless connection between indoor and outdoor living. The stylish, fully equipped kitchen is complemented by a practical walk-in pantry/utility room. A luxurious ground-floor principal suite provides comfortable single-level living. Upstairs, two generous bedrooms each benefit from their own dressing room and share an elegant Jack-and-Jill shower room with private access from both bedrooms. A mezzanine office opens onto a terrace with panoramic views of the Canigou mountains and surrounding countryside. Garage, central air conditioning. Village amenities, schools and a cycle path to the beach are all nearby.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 590 € et 850€ pour 2024

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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NOTES

DESCRIPTION

Nestled on the Mediterranean coast, Sainte-Marie-la-Mer offers the perfect blend of long sandy beaches, a welcoming village atmosphere and year-round amenities, while being just 20 minutes from Perpignan, 15 minutes from Perpignan Airport, 20 minutes from the TGV station, and around 35 minutes from the Spanish border. The property occupies a privileged position at the edge of the village, within an exclusive cul-de-sac of similarly high-quality homes.

Completed in 2024 and offering exceptional energy efficiency with an AA energy rating, this contemporary villa has been designed to combine generous living spaces, high-quality finishes and seamless indoor-outdoor living. Accessed via a private driveway with parking for several vehicles, the property enjoys open countryside views stretching towards Mount Canigou.

Accommodation comprises:
Entrance hallway with cloakroom.
Open-plan lounge and dining room (37m²) with large sliding doors opening onto the terrace and pool.
Fully fitted and equipped kitchen (23m²) featuring quality integrated appliances, complemented by a rear kitchen and additional storage space.
Separate WC.
Master bedroom suite comprising a 13m² bedroom with direct access to the rear terrace and pool, 3m² mirrored dressing area, and 4m² en-suite shower room.
Garage with storage room and WC

Upstairs
Two first-floor bedrooms (12m² each), both with dressing areas.
Interconnecting family bathroom (6m²) with sliding pocket doors.
Separate first-floor WC.
Mezzanine office (10m²) opening onto a 16m² terrace with panoramic views of Mount Canigou and