LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46939LNB66 Price: 405 000 EUR

agency fees to be paid by the seller

**Immaculate single-story modern villa with garage, large garden, and sweeping panoramic views**















# INFORMATION

| | |
|---|---|
| Town: | Caudiès-de-Fenouillèdes |
| Department: | Pyrénées-Orientales |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 182 m2 |
| Plot Size: | 3440 m2 |

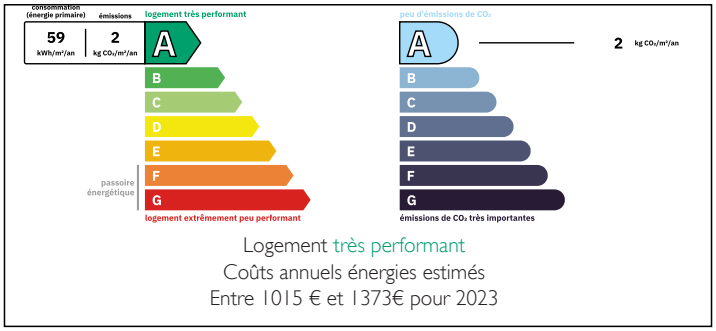
# IN BRIEF

Beautifully appointed 182m² modern home set on 3,440m² of flat land with panoramic views and excellent privacy. The heart of the home is an impressive 65m² open-plan living, dining and kitchen area, complemented by a walk-in pantry and separate laundry room.

There are 4 generous bedrooms and 2 bathrooms, including a private master suite with walk-in wardrobe, jacuzzi bath and walk-in shower. Reversible air conditioning provides heating and cooling throughout via discreet ceiling vents. Solar panels and a thermodynamic water heater provide exceptional energy efficiency.

Outside, the large garden is complemented by a carport and detached garage. Located in the friendly village of Caudiès-de-Fenouillèdes, close to beautiful hiking trails, vineyards and wineries.

# ENERGY - DPE




Logement très performant
Coûts annuels énergies estimés
Entre 1015 € et 1373€ 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:** | **1500 EUR** |

## NOTES

## DESCRIPTION

This spacious, beautifully appointed 182m² modern home combines contemporary design, exceptional comfort and privacy with panoramic views.

At the heart of the home is a spectacular 65m² open-plan living space, bringing together the living room, dining area and modern kitchen. Bright, generous and beautifully finished throughout, it creates a wonderful space for entertaining and everyday family life. A walk-in pantry and separate laundry room add practicality without compromising the clean, contemporary feel of the main living areas.

The home offers four generously sized bedrooms and two bathrooms. With a particularly impressive private master suite, thoughtfully positioned away from the other bedrooms; offering its own peaceful retreat and an ideal layout for both families and guests. The master suite features sliding glass doors overlooking the gardens, a walk-in closet and spacious ensuite bathroom with a jacuzzi bath and walk-in shower.

The outdoor space is equally appealing. Set on 3,440m² of land, the fully fenced property enjoys a large, usable garden with plenty of room for outdoor living, panoramic views and peaceful, private surroundings. The property also benefits from both a carport and a detached garage, providing excellent covered parking, storage and additional practical space.

Comfort has been carefully considered throughout the property. Reversible air conditioning provides both cooling in summer and heating in winter, is delivered via discreet ceiling vents throughout the whole house.

The home is also exceptionally energy efficient. Solar panels combined with a thermodynamic water heater mean the current owners have minimal energy costs, a remarkable advantage for a...