LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47063SSA66 Price: 299 000 EUR

agency fees to be paid by the seller

Building plot with self-contained studio, swimming pool and mountain views in sought after residential area















INFORMATION

Town:	Maureillas-las-Illas
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	21 m2
Plot Size:	1075 m2

IN BRIEF

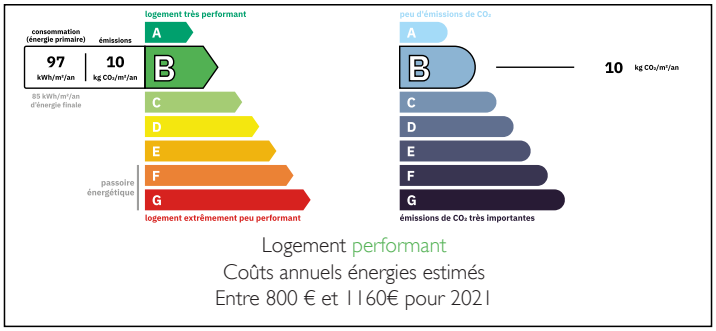
An exciting opportunity to create your ideal home in an exceptional location on the edge of Maureillas-las-Illas. This attractive, level building plot extends to approximately 1,075 m², benefits from convenient road access and enjoys beautiful views towards the mountains.

A particularly appealing feature is the existing 28 m² studio, together with a generous covered terrace of approximately 30 m². This could provide useful accommodation while construction is underway and later serve as a guest annexe, holiday space, home office or summer retreat.

The grounds also feature an impressive 10m x 5m swimming pool—perfect for cooling off, entertaining friends and enjoying the warm Mediterranean climate.

A buyer could choose to build a completely new

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 800 € et 1160€ pour 2021

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

Measurements:

Kitchen/hallway: 8.38m2
Shower room and toilet: 4.86m2
Bedroom/office with cupboard: 16.48m2
Covered terrace: 30.7m2

Maureillas-las-Illas is a welcoming Catalan village situated at the foot of the Albères, surrounded by vineyards, wooded hills and beautiful countryside. The area is particularly attractive to walkers, cyclists and nature lovers, while the nearby market town of Céret and the spa town of Le Boulou provide a wide range of shops, restaurants and everyday services.

Its location is one of the property's greatest advantages. The Spanish border is close by, making day trips, shopping and exploring the towns, beaches and cuisine of northern Catalonia wonderfully easy. The Mediterranean coast and the picturesque Côte Vermeille are also within easy reach, offering sandy beaches, secluded coves, coastal walks and popular destinations such as Argelès-sur-Mer, Collioure and Port-Vendres.

For those who enjoy the outdoors, the surrounding mountains provide excellent opportunities for walking, cycling and exploring throughout the year, with higher Pyrenean peaks and ski resorts accessible for winter excursions. Perpignan, approximately 30 kilometres away, offers extensive shopping, cultural attractions, restaurants, transport links and an airport.

Combining village life with easy access to Spain, the Mediterranean, the mountains and Perpignan, this is a rare opportunity to acquire a generous building plot with existing accommodation, a substantial swimming pool and superb views in one of the most appealing corners of the Pyrénées-Orientales.

Information about risks to which this property is